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Chelmer Road
Braintree

Chelmer Road
Braintree CM7 3PX

for sale guide price
£400,000



Property Description

Discover your next modernisation opportunity! This spacious end-of-terrace home offers three generous bedrooms and presents the perfect chance to update and personalise a property to suit your own style. Benefitting from no onward chain, it is an ideal purchase for buyers eager to move swiftly and create their dream home.

Step inside to a welcoming entrance porch that leads into a home full of potential. The ground floor comprises a convenient downstairs cloakroom, a functional kitchen, a comfortable living room, and a separate dining area, providing an excellent foundation for modern family living.

Upstairs, you'll find three well-proportioned bedrooms along with a family bathroom, all offering excellent scope for cosmetic improvement and modernisation.

Outside, the property enjoys a private rear garden, perfect for relaxation, entertaining, or landscaping projects. There is also off-road parking for up to four vehicles and a garage, providing ample space for parking, storage, or workshop use.

Ideally situated for commuters and families alike, the property offers excellent access to the A120 and wider road links, including the M11. Braintree Village, Braintree town centre, supermarkets, restaurants, leisure facilities and Braintree railway station are all within easy reach. A selection of highly regarded primary and secondary schools are also nearby, making this a superb location for family living.

Entrance Porch

Door to hallway

Hallway

Stairs to first floor, storage cupboard, understairs storage

Cloakroom

Low level WC, handwash basin, window to front aspect

Living Room

18' 4" x 10' 10" (5.59m x 3.30m)

Feature fireplace, double glazed bay window to front aspect, radiator

Kitchen

17' 9" x 12' 2" (5.41m x 3.71m)

Inset stainless steel double sink unit with left

hand drainer with cupboard under, working surface to the side with a matching range of wall mounted units with further drawers and cupboards under, built in electric oven, hob and extractor above, space for appliances, double window to rear aspect, radiator,

Dining Room

9' 10" x 8' 8" (3.00m x 2.64m)

Two patio doors leading to the garden

First Floor Landing

Airing cupboard, loft hatch, double glazed window to side aspect

Bedroom One

14' 5" x 9' 2" (4.39m x 2.79m)

Built-in wardrobes, vanity sink unit, window to rear aspect, radiator

Bedroom Two

11' 10" x 9' 2" (3.61m x 2.79m)

Built-in wardrobes, window to front aspect, radiator

Bedroom Three

8' 6" x 8' 6" (2.59m x 2.59m)

Storage cupboard, window to front aspect, radiator

Bathroom

6' 7" x 6' 5" (2.01m x 1.96m)

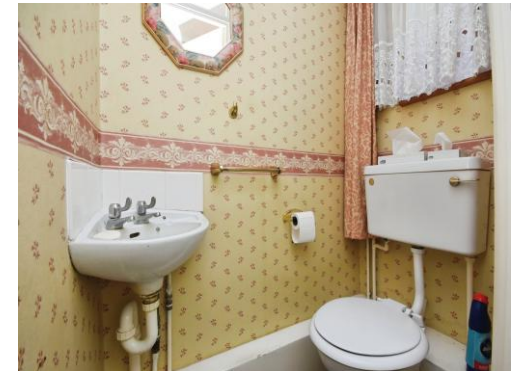
Low level WC, pedestal handwash basin, walk in shower, window to rear aspect, radiator

Garden

Commences with patio area, remainder laid to lawn, side access gate, door to garage with power, workshop shed with power.

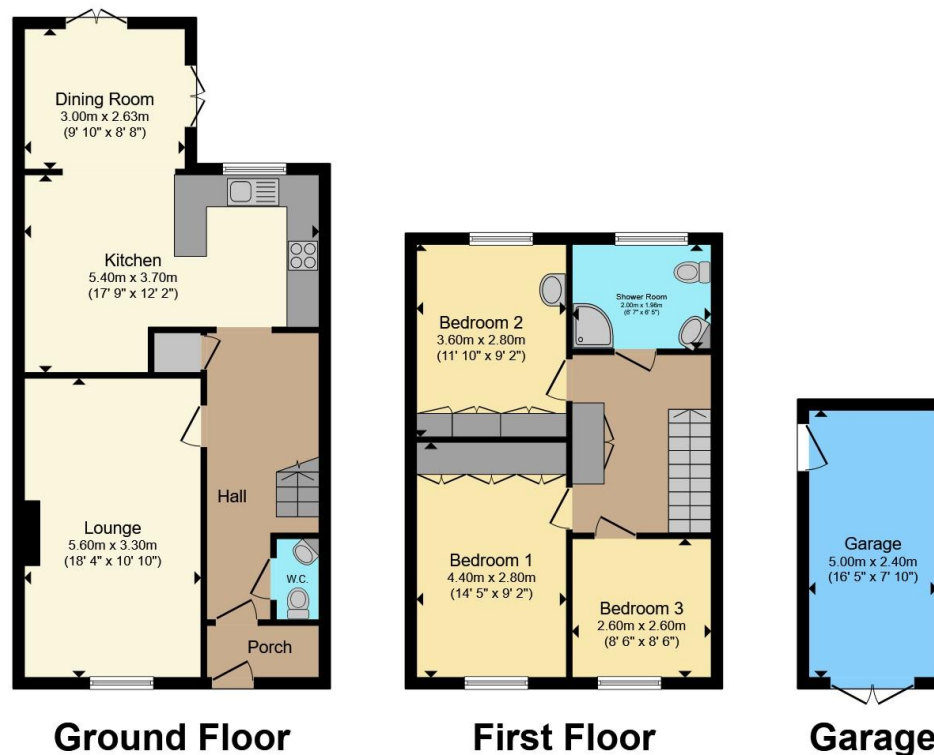
Agents Notes

"Please be aware that we require ID and proof of address from all buyers prior to formally processing any accepted offers. An AML fee of £80 (including vat) is also payable at this stage and covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead"









Total floor area 116.5 m² (1,254 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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T 01376 552 222
E braintree@connells.co.uk

17 Great Square
BRAINTREE CM7 1TX

EPC Rating: Council Tax
Awaited Band: B

Tenure: Freehold

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