



Warwick Close Braintree CM7 9JZ

for sale guide price
£290,000



Property Description

*** Guide Price £290,000 - £300,000 ***

A welcoming three-bedroom end-of-terrace home nestled in the highly desirable 'Fairview Development' that epitomises both comfort and convenience.

As soon as you step inside, you are greeted by a living room that radiates warmth and comfort, this leads onto the kitchen/dining room with doors opening to the rear garden.

The first floor offers three well proportioned bedrooms and a family bathroom.

Externally this home benefits from a private rear garden, driveway parking and a garage.

This home is situated in close proximity to both reputable 'Great Bradfords Infant and Nursery' and 'Great Bradfords Junior School'. Additionally this home is a stones throw from open fields and the 'River Blackwater' which leads down to 'Bocking Blackwater Nature Reserve' perfect for those outdoor enthusiasts.

Furthermore this property is within a short distance to Braintree Town Centre and Braintree Train Station which provides links to London Liverpool Street. Additionally, the A131 and A120 are easily accessible providing excellent transport links to Chelmsford City and Stansted Airport.

Overall, a three bedroom semi-detached house offers a comfortable and practical living space for any family.

Entrance Porch

Double glazed window to the front aspect.

Living Room

13' 5" x 10' 2" (4.09m x 3.10m)

Double glazed window to the front aspect, radiator.

Kitchen/Dining Room

18' x 8' 10" (5.49m x 2.69m)

Inset stainless steel sink unit with left hand drainer with cupboard under, working surfaces to the side with a matching range of wall mounted units with further drawers and cupboards under, built in oven, hob and extractor fan, integrated fridge-freezer and dishwasher, space for washing machine, under stair storage cupboard, radiator, stairs leading to the first floor, double glazed window and french doors to the rear aspect.

First Floor Landing

Loft access.

Bedroom One

11' 11" x 10' 2" (3.63m x 3.10m)

Double glazed window to the front aspect, radiator.

Bedroom Two

10' 6" x 10' 2" (3.20m x 3.10m)

Double glazed window to the rear aspect, radiator.

Bedroom Three

7' 7" x 6' 3" (2.31m x 1.91m)

Double glazed window to the front aspect, radiator, storage cupboard.

Family Bathroom

Low level WC, vanity hand wash basin with cupboard under, panelled bath with shower unit above, double glazed window to the rear aspect.

Rear Garden

Commences with a paved patio area with the remainder of the garden laid to lawn, shed to remain, gate to the side aspect.

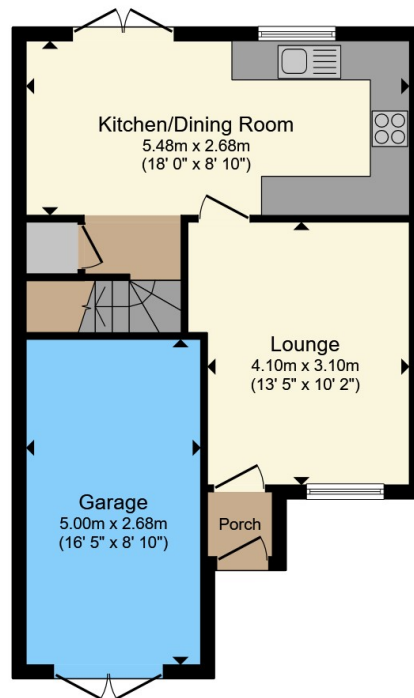
Agents Notes

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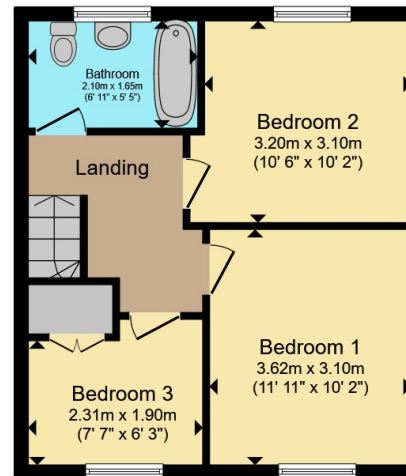








Ground Floor



First Floor

Total floor area 88.8 m² (956 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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Band: C

Tenure: Freehold

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