



VAUXHALL DRIVE, BRAINTREE

GUIDE PRICE £350,000

- NO ONWARD CHAIN
- 3 BEDROOM SEMI-DETACHED
- LIVING ROOM WITH BAY WINDOW
- DINING ROOM WITH FRENCH DOORS TO REAR GARDEN
- KITCHEN
- FAMILY SHOWER ROOM
- 90FT SOUTH FACING REAR GARDEN
- OFF STREET PARKING FOR ONE VEHICLE
- WALKING DISTANCE TO ST MICHAEL'S PRIMARY SCHOOL

A well situated 3 bedroom semi-detached offering scope to extend (stpp) located on a no-through road and within walking distance of the local primary school, town centre and Flich Way. The property comprises of a living room with bay window, dining room with French doors onto a raised decking, kitchen, family shower room and a 90ft south facing rear garden.





With composite and obscure glazed front door and side light opening into:

Entrance Hall

With stairs rising to first floor landing, understairs storage cupboard, ceiling lighting, wall mounted radiator, power points and doors to rooms.

Living Room – 12'4" into bay x 11'1"

With large bay window to front, ceiling lighting, feature electric fireplace with stone hearth, TV and power points, fitted carpet and wall mounted radiator.

Kitchen

Comprising an array of eye and base level cupboards and drawers with complimentary stone effect rolled work surfaces and tiled splashbacks, 1 □ bowl single drainer porcelain sink unit with mixer tap, recess and power for under counter fridge and freezer, recess, power and plumbing for washing machine and tumble drier, freestanding electric oven with four ring hob, wall mounted Ideal Logic combination boiler, window to side and further panel and glazed door to rear raised decking and garden beyond, wall mounted heated towel rail, array of power points, tile effect linoleum flooring, door to:

Dining Room – 11'11" x 11'1"

With French doors and side lights leading to the raised decking and garden beyond, ceiling lighting, wall mounted radiator, TV and power points, fitted carpet.

First floor landing

With window to side, ceiling lighting, smoke alarm, power point, fitted carpet, doors to rooms and access to loft that is partially boarded, has a ladder and lighting via an extension lead.

Bedroom 1 – 12'1" x 11'1"

With large window to front, ceiling lighting, wall mounted radiator, fitted carpet and power points.

Bedroom 2 – 11'1" x 11'0"

With large window to rear, ceiling lighting, wall mounted radiator, fitted carpet and power points.

Bedroom 3 – 6'4" x 5'11"

With window to front, ceiling lighting, wall mounted radiator, fitted carpet and power points.

Family Shower Room

Comprising a large walk-in fully tiled and glazed shower cubicle with wall mounted shower, vanity mounted wash hand basin with mixer tap and storage beneath, low level WC with integrated flush, obscure window to side, ceiling lighting, full tiled surround, tile effect linoleum flooring, wall mounted radiator.

OUTSIDE

Front

The front of the property is approached via a block paved driveway supplying off street parking for one, further pathway leading to front and side personnel gate to:

90ft Rear South Facing Garden

Split into a variety of sections with an initial raised decking that steps down to lawn and covered pergola, well stocked shrub and herbaceous flower beds, all retained by brick walling and close boarded fencing, storage shed to rear and further gate leading to The Flich Way.



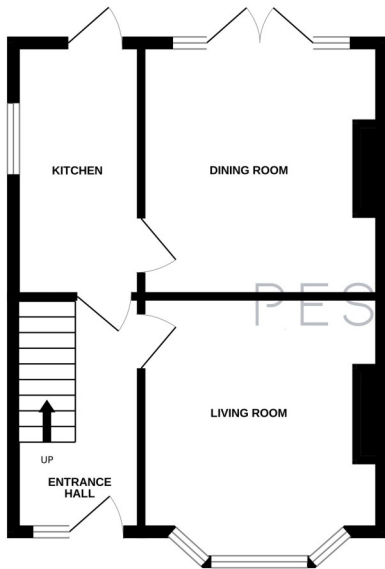
DETAILS

EPC

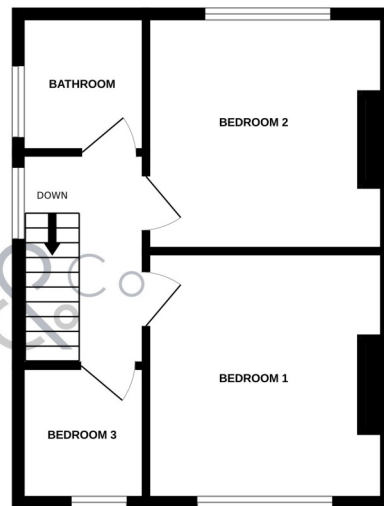
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

GROUND FLOOR
387 sq.ft. (35.9 sq.m.) approx.



1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.



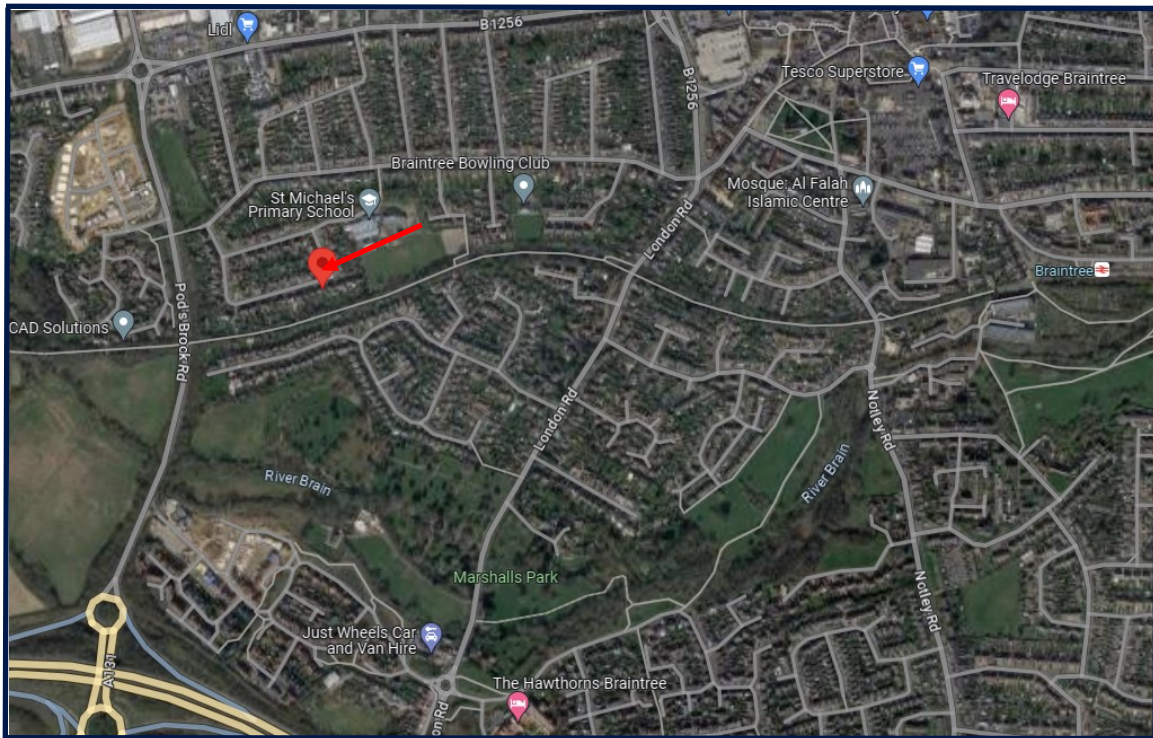
TOTAL FLOOR AREA: 764 sq.ft. (70.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GENERAL REMARKS & STIPULATIONS

Vauxhall Drive is conveniently situated on the edge of Braintree Town yet within walking distance of St Michael's Primary School and the town centre, with its excellent all round shopping facilities and railway station with services to London (Liverpool Street). Also within close proximity is the Freeport Designer Outlet. This is a purpose built complex of modern pedestrianised avenues and squares hosting over 85 designer brand stores full of special offers and exclusive discounts, with well known places to eat, drink or to have some fun. Access to the A120 is quick and easy supplying routes to M11 and A12. Further mainline station can also be found at Chelmsford with it's park-and-ride located on the north side of the city, along with Stansted Airport and Bishop's Stortford.

DIRECTIONS



FULL PROPERTY ADDRESS

68 Vauxhall Drive, Braintree, Essex CM7 2NQ

COUNCIL TAX BAND

Band C

SERVICES

Gas fired central heating, mains drainage, mains water

LOCAL AUTHORITY

Braintree District Council, Causeway House, Bocking End, Braintree, Essex CM7 9HB

AGENTS NOTE: The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.

PESTELL & Co

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Are you a developer looking for an agent to market or value your site?