



3 KEATS AVENUE

Braintree, CM7 1HB

£265,000



COMMERCIAL | RESIDENTIAL | LETTINGS

www.jamesandco.net

- Two Bedrooms
- Garage and Parking
- Double Glazed
- Gas Heating
- Perfect for a young couple or down-sizer
- Offered Chain Free
- Popular Residential Road
- Close to all amenities





Property Description

THE PROPERTY

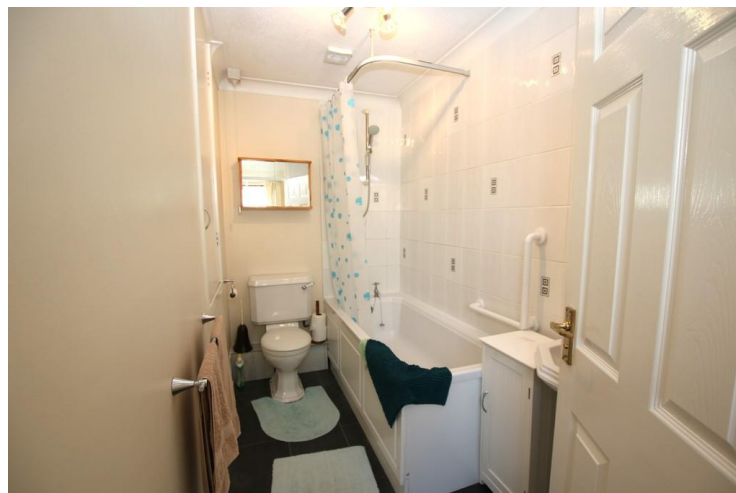
Lovely two bedroom property with the benefit of a garage and garden. Perfect for a young couple or downsizer. Offered CHAIN FREE.

THE LOCATION

Located in this convenient position, also being 0.5 of a mile to Braintree town centre train station and being located in this cul-de-sac, having easy access to local amenities, including Braintree Shopping Village, Fitch Way and local schools.

ENTRANCE PORCH

LOUNGE



3.85m (12'8") x 3.80m (12'6")

KITCHEN/BREAKFAST ROOM

3.80m (12'6") x 3.74m (12'3")

FIRST FLOOR

LANDING

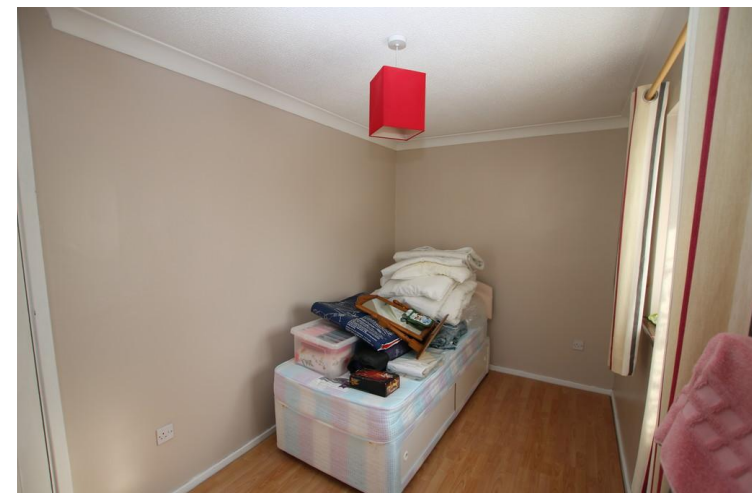
BEDROOM 1

3.80m (12'6") x 2.66m (8'9")

BEDROOM 2

3.80m (12'6") x 2.17m (7'2")

BATHROOM



OUTSIDE

The property has a small front area. Gated access leads to the rear garden which is laid mainly to lawn with mature flower and shrub borders and patio area.

GARAGE AND PARKING

The property benefits from driveway parking leading to the single garage with pedestrian door into the garden.

PROPERTY INFORMATION

Freehold.

All Main services connected.

Council Tax Band - C

EPC - D



Ground Floor

Approx. 13.2 sq. metres (141.7 sq. feet)

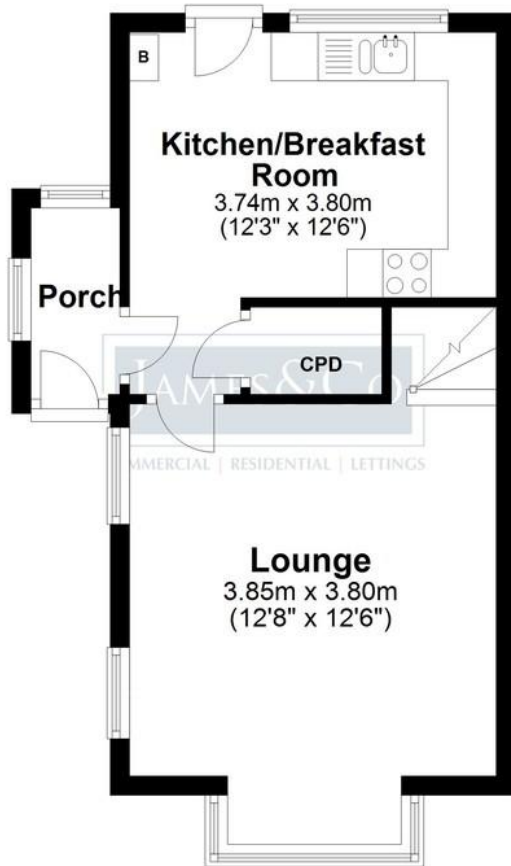


Total area: approx. 13.2 sq. metres (141.7 sq. feet)

The sizes and floor plan shown is intended only as a guide, all sizes are approximate and cannot be relied upon as fact.
Plan produced using PlanUp.

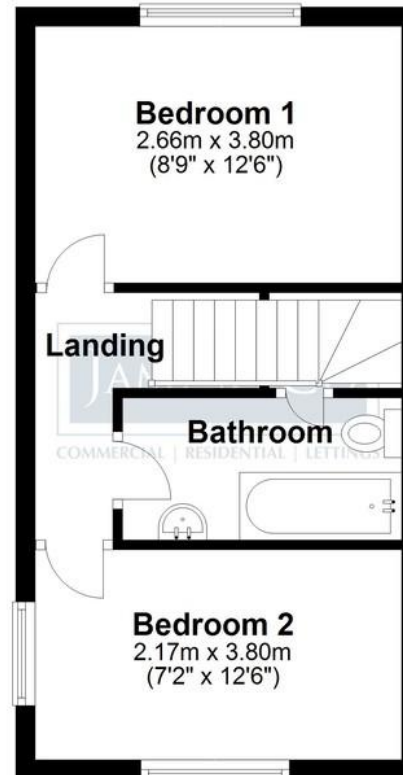
Ground Floor

Approx. 31.8 sq. metres (342.6 sq. feet)



First Floor

Approx. 28.8 sq. metres (310.4 sq. feet)



Total area: approx. 60.7 sq. metres (653.0 sq. feet)

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Plan produced using PlanUp.

COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Braintree District Council

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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

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