



Cavendish Gardens, Braintree, CM7 9UB



welcome to

Cavendish Gardens, Braintree

**** GUIDE PRICE £325,000 - £335,000 **** William H Brown are pleased to offer this three bedroom extended end terraced property situated on the popular Fairview Development within close proximity to the Blackwater Nature Reserve and easy access to local amenities and school.



Porch

Door leading to:--

Living Room

13' 9" x 15' max (4.19m x 4.57m max)
Double glazed window to front and rear aspect.
Radiator. Laminate flooring. Stairs to first floor.
Understairs cupboard. Laminate flooring,

Dining Room

8' 6" x 14' 9" (2.59m x 4.50m)
Double glazed window to front aspect. Double
glazed door to rear garden. Radiator. Laminate
flooring.

Kitchen

9' 10" x 7' 10" (3.00m x 2.39m)
Double glazed window to rear aspect. Door to rear
garden. Range of matching base and eye level units
with work surface over incorporating a stainless steel
sink drainer. Space for cooker. Plumbing and space
for washing machine and tumble dryer. Space for
fridge freezer.

Shower Room

6' 11" x 2' 7" (2.11m x 0.79m)
Obscure double glazed window to rear aspect.
Shower.

Ground Floor Wc

Obscure double glazed window to rear aspect. Low
level WC. Pedestal hand wash basin. Wall mounted
boiler.

Landing

Loft access. Doors leading to:-

Bedroom One

13' 1" x 8' 10" (3.99m x 2.69m)
Double glazed window to front aspect. Radiator.
Carpets. Pendant lighting.

Bedroom Two

10' 6" x 9' 6" (3.20m x 2.90m)
Double glazed window to rear aspect. Radiator.
Carpets. Pendant lighting.

Bedroom Three

10' 2" max x 6' 3" max (3.10m max x 1.91m max)
Double glazed window to front aspect. Radiator.
Carpets. Pendant lighting.

Bathroom

5' 7" x 7' 3" (1.70m x 2.21m)
Obscure double glazed window to rear aspect. Side
panel bath with hot and cold mixer tap and shower
attachment. Low level WC. Pedestal hand wash basin.

Garden

Commencing with a patio seating area and remainder
raised and laid to lawn. Enclosed by panel fencing.
Shed. Side access gate.

Garage

16' x 12' (4.88m x 3.66m)
Rear access to garage.



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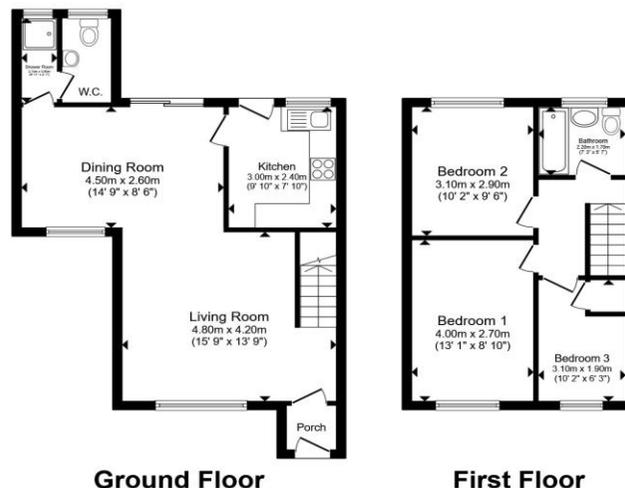
- NO ONWARD CHAIN
- Three Bedrooms
- Extended End Terraced House
- Double Glazing
- Gas Central Heating

Tenure: Freehold EPC Rating: D

Council Tax Band: B

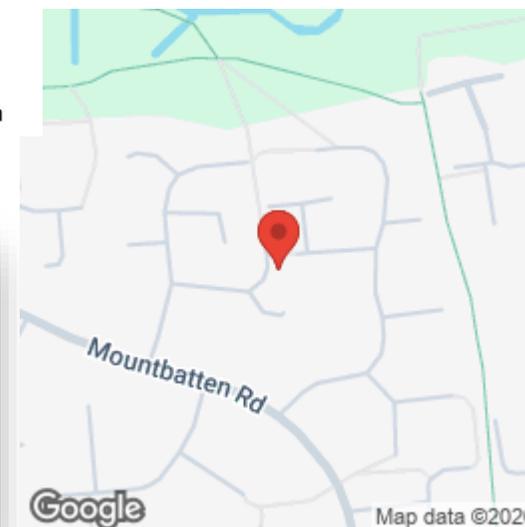
guide price

£325,000 - £335,000



Total floor area 82.0 m² (882 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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Please note the marker reflects the
postcode not the actual property

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Property Ref:
BTR110074 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


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