



37 QUEENS ROAD, BRAINTREE CM7

OFFERS IN EXCESS OF £240,000

3 Bedrooms | 1 Bathrooms | 2 Reception

**** GUIDE PRICE £240,000 - £250,000! **** Situated within close proximity of local amenities and local schooling as well as open playing fields is this **THREE** bedroom mid-terraced family home, presented in good order throughout. Offering off road parking to the front, and benefitting from a great sized rear garden with south facing aspect, internally the property has three bedrooms all of double proportion, as well as two reception rooms and a Kitchen/Diner. Viewing is highly advised in order to appreciate the accommodation on offer.



GROUND FLOOR

Inner Hallway

Stairs rising to first floor, doors into Lounge and Kitchen areas.

Living Room 18'10" x 10'4" (5.76 x 3.15)

Carpet flooring, french doors to rear aspect, window to front, electric fireplace, TV point

Kitchen/Breakfast Room 13'5" x 8'5" (4.10 x 2.57)

French doors and window to rear aspect, matching wall and base level units with edged work surfaces. Integrated oven with ceramic hob, space for washing machine, wall mounted gas central heating boiler, opening to Dining Room.

Dining Room 9'3" x 6'6" (2.82 x 2.0)

Carpet flooring, window to front aspect.

FIRST FLOOR

Landing

Loft access, doors to bedroom and bathroom

Master Bedroom 13'9" x 8'11" (4.21 x 2.74)

Carpet flooring, window to front aspect,

Bedroom Two 10'4" x 9'6" (3.16 x 2.92)

Window to rear aspect, carpet flooring.

Bedroom Three 8'11" x 7'1" (2.72 x 2.16)

Carpet flooring, window to front aspect

Bathroom

Re-fitted bathroom suite with P-bath with shower over, wall mounted hand wash basin, WC, radiator, obscure window to rear

WC

WC, tiled flooring, obscure window to rear.

EXTERIOR

Front

Front garden laid to lawn, with driveway parking available for at least two vehicles.

Rear Garden

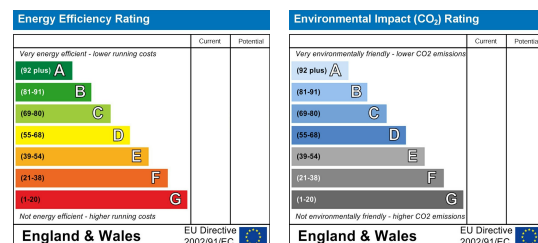
With a south facing aspect, enclosed by panelled fencing, commencing with a paved patio area then onto garden laid mainly to lawn.

Area Map



Floor Plans

Energy Efficiency Graph



Branocs endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



Phone: 01376 386555
Email: info@branocsestates.co.uk
Website: www.branocsestates.co.uk

106 High Street
Braintree
Essex
CM7 1JP

