

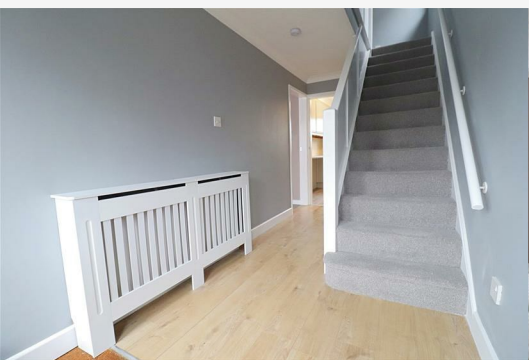


47 LODGE ROAD, BRAINTREE CM7

OFFERS IN EXCESS OF £350,000

3 Bedrooms | 2 Bathrooms | 2 Receptions

**** NO ONWARD CHAIN **** Available to purchase for the first time in approximately 50 years, located in a highly desirable location within walking distance of respectable local schooling, the Town Centre & Station, Branocs Estates are pleased to offer this **FULLY REDECORATED** three bedroom detached house. The property benefits from a recently installed gas boiler, double glazing & has also been rewired and offers versatile living accommodation with a spacious lounge/diner, conservatory, kitchen & separate utility room, family bathroom, en-suite, and a well-maintained rear garden and a single garage with additional driveway parking for approximately five vehicles. The property could be extended/converted further providing the potential for an additional bedroom/reception room (STPP).



GROUND FLOOR

Entrance Hall

Laminate flooring. Radiator. Stairs rising to First Floor. Under stair storage cupboard, phone point

Kitchen 8'10 x 8'1 (2.69m x2.46m)

Comprising of a range of wall and base level units with roll edge worktops. Integral eye level double oven with separate four ring gas hob and extractor over. Space for fridge & freezer. Stainless steel sink unit with mixer tap and draining board inset to work surface. wood effect vinyl flooring. Window over looking garden

Lounge 16'1" x 12'4" (4.91 x 3.78)

Carpet flooring. double glazed window to front, radiator, TV point, double doors leading to;

Dining Room 8'11" x 10'5" (2.73 x 3.20)

Laminate flooring, radiator, door to utility room, sliding to doors to conservatory

Conservatory 10'7" x 12'6" (3.23 x 3.82)

Laminate wood flooring. TV point. Range of windows and patio doors leading to and overlooking the rear garden. Radiator.

Utility Room 7'2" x 7'0" (2.19 x 2.15)

Comprising of a range of wall and base level units with roll edge worktops. Space for washing machine and tumble drier. Stainless steel sink with draining board inset to worktop. Vinyl flooring. Window and door leading to and overlooking rear garden. Radiator. Tiled splash backs. Door leading to cloakroom

Cloakroom

Low level WC and pedestal sink, wood effect vinyl flooring, door leading to garage.

FIRST FLOOR

Landing

Carpet flooring. Obscure window to side aspect. Airing cupboard. Loft access.

Bedroom One 12'1" x 10'0" (3.69 x 3.05)

Laminate flooring, double glazed window to rear, radiator, TV point, radiator, door leading to;

En-suite

Low level WC & pedestal sink, shower enclosure, radiator, fully tiled, obscure window to front, wood effect vinyl flooring.

Bedroom Two 13'1" x 10'10" (4.00 x 3.32)

Double glazed window to front, radiator , TV point, laminate flooring, fitted wardrobes.

Bedroom Three 10'1" x 7'10" (3.09 x 2.40)

Laminate flooring, double glazed window to front, Radiator., Over stair storage cupboard.

Bathroom

Suite comprising of a bath with overhead shower attachment & glass shower screen and pedestal wash hand basin. Wood effect vinyl flooring. Obscure glazed window to rear. Chrome heated towel rail. Tiled walls.

Separate WC

Comprising of a low level WC. Wood effect vinyl flooring, Obscure glazed window to rear, Radiator.

EXTERIOR

Garden

Block paved patio leading from conservatory, decked area at bottom of garden the rest is mainly laid to lawn with a border shrubs, enclosed pannel fencing shed, alley to side for access

Front of Property

The majority of the frontage consists of a block paved driveway providing parking for approximately 5 vehicles. Side access gate.

Garage

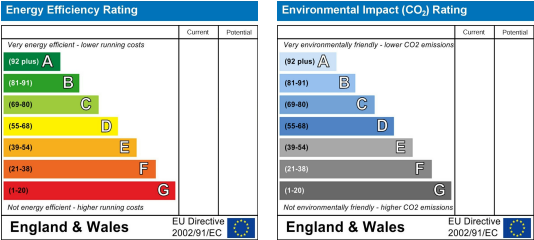
Single garage with an electric roller door. Power & light connected.

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.



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