

**FOR SALE**



**Braganza Way, Chelmsford**

**3 Bedrooms, 2 Bathroom, Semi-Detached House**

**Offers In Excess Of £375,000**

  
**MARTIN&CO**





- THREE BEDROOM
- BEAULIEU PARK
- REFURBISHED
- EN-SUITE
- PRIVATE PARKING
- PRIVATE GARDEN

HALLWAY Wood effect flooring, radiator, stairs leading to upstairs accommodation, doors leading to:

KITCHEN/DINER 17' x 14' 7" (5.18m x 4.44m)  
 Double glazed window to front and side aspect, double glazed French door to side, a range of eye and base level units with worktop over and complimentary splash back, inset drainer sink with mixer tap, oven, gas hob with extractor fan over, space for further white goods, radiator, tiled flooring

LOUNGE 15' 9" x 10' 5" (4.8m x 3.18m)  
 Double glazed windows to both front and side aspect, wood effect flooring, radiator.

W/C Obscure double glazed window to side aspect, low level w/c, pedestal wash hand basin, radiator, wood effect flooring.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>	69	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



**LANDING** Airing cupboard, loft access, doors leading to:

**MASTER BEDROOM** 11' 8" x 11' 0" (3.56m x 3.35m) Double glazed window to side aspect, built in wardrobe with sliding mirrored doors, radiator, door leading to:

**ENSUITE** Obscure double glazed window to front, tiled double shower unit, low level w/c, pedestal wash hand basin, heated towel rail, tiled flooring.

**BEDROOM TWO** 10' 4" x 7' 11" (3.15m x 2.41m) Double glazed windows to front and side aspect, radiator, wood effect flooring.

**BEDROOM 3** 7' 10" x 7' 9" (2.39m x 2.36m) Double glazed window to front, radiator, wood effect flooring.



**BATHROOM** Obscure double glazed window to side aspect, panel bath with shower over, low level w/c, vanity wash hand basin unit, heated towel rail, tiled walls wood effect flooring.

**GARDEN** Commencing with patio, separate lawn and wood chip area, rear access.





**Total area: approx. 83.9 sq. metres (903.1 sq. feet)**

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.  
Plan produced using PlanUp.

## Martin & Co Chelmsford

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