



## 16 COMMA CLOSE, BRAINTREE CM7

OFFERS IN EXCESS OF £300,000

2 Bedrooms | 1 Bathrooms | 1 Reception

**\*\* CALLING ALL FIRST TIME BUYERS \*\*** Situated within a peaceful cul-de-sac upon the favourable "Butterflies" development, this ideal first time purchase is presented in SUPERB decorative order throughout, offering good sized living accommodation with TWO DOUBLE BEDROOMS, both of which include fitted wardrobes. Conveniently located within walking distance of the Town Centre and Braintree Station, as well as offering easy access to the A120, convenience is right at your doorstep, whilst for those enjoying outdoor space can access the Marshalls Park and Nature Reserve within just a few minutes walk. Early viewing is highly recommended in order to truly appreciate the interior finish on offer.



## GROUND FLOOR

### Entrance Porch

Laminate flooring, double glazed window to side, door to;

### Living Room 15'4" x 12'4" (4.68 x 3.78)

Laminate flooring, stairs rising to first floor, double glazed windows to front & side aspects, two radiators, door to;

### Kitchen/ Diner 12'4" x 10'1" (3.76 x 3.08)

Laminate flooring, double glazed window & door to rear aspect, wall & base level units with roll edged work surfaces, one & a half ceramic sink with mixer tap, spaces for washing machine, fridge/ freezer & oven, radiator. Dining space.

## FIRST FLOOR

### Landing

Carpet flooring, loft access, doors to;

### Bedroom One 10'2" x 10'2" (3.11 x 3.11)

Laminate flooring, double glazed window to front, radiator, fitted double wardrobe, additional storage cupboard.

### Bedroom Two 10'1" x 9'1" (3.09 x 2.77)

Laminate flooring, radiator, double glazed to rear, fitted double wardrobe.

### Bathroom

Four piece bathroom suite with walk in double shower enclosure, separate bath with central mixer tap, hand wash basin & WC inset to vanity unit, laminate flooring, chrome heated towel radiator, obscure double glazed window to side aspect.

## EXTERIOR

### Garden

Commencing with a paved patio area, leading to longer than average garden laid to lawn with established borders.

### Parking

Parking to side for two vehicles.

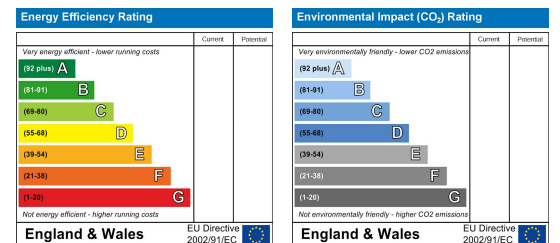
## Area Map



## 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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