



3 NICHOLS GROVE, BRAINTREE CM7

£1,250 PER MONTH

2 Bedrooms | 1 Bathrooms | 1 Reception

**** AVAILABLE NOW **** Situated within this popular cul-de-sac is this TWO bedroom home offering good sized accommodation throughout. The property also offers allocated parking, and an easy maintenance rear garden. Early viewing strongly advised. The property is situated within walking distance of both Braintree Town Centre, and Freeport Retail Outlet, the property offers great access to nearby commuter links including the nearby A120 leading to Stansted and the M11, as well as Braintree & Freeport Stations with hourly trains direct into London Liverpool Street.



Front of Property

Allocated Parking.

Hallway

Doors to;

Kitchen 8’3” x 7’8” (2.52 x 2.34)

Window to front, wall & base units with rolltop work surfaces, one & half stainless steel sink & drainer, integrated oven with 4 ring gas hob, spaces for washing machine & fridge freezer.

Lounge/Diner 15’7” x 11’10” (4.76 x 3.61)

Carpet flooring, stairs rising to first floor, patio doors leading to rear garden

FIRST FLOOR

Bedroom One 11’10” x 11’10” (3.61 x 3.61)

Carpet flooring, fitted wardrobes

Bedroom Two 11’9” x 5’6” (3.60 x 1.70)

Carpet flooring

Bathroom

Bath with shower over, hand wash basin, WC.

Rear of Property

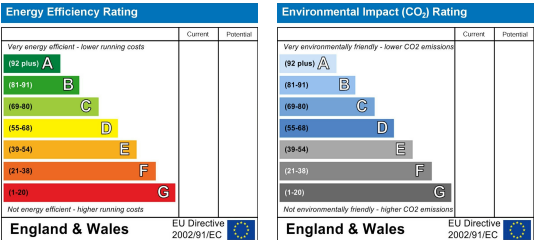
Patio seating area, remainder laid to lawn, enclosed by panel fencing.

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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