



## 10 WARNE AVENUE, BRAINTREE CM7

GUIDE PRICE £280,000

### 2 Bedrooms | 2 Bathrooms | 1 Reception

**\*\* NO ONWARD CHAIN \*\*** Situated within the sought after Warne Avenue, this two bedroom semi-detached home represents an excellent opportunity for FIRST TIME BUYERS, offering well-proportioned accommodation throughout together with allocated PARKING for one vehicle.

Internally, the property benefits from a spacious Lounge/Dining Room overlooking the rear garden, a well-fitted Kitchen, and a convenient ground floor Cloakroom. To the first floor are two generous Bedrooms and a modern Family Bathroom, creating a practical and versatile layout.

Externally, the property enjoys a fully enclosed rear garden with side access, commencing with a patio area leading to lawn, with a further paved seating area and shed to remain.

Ideally positioned within close proximity of Braintree Town Centre and Station, as well as a range of nearby schools and local amenities, early viewing is strongly advised.



GROUND FLOOR

Entrance Hall

Carpet flooring, storage cupboard, radiator, stairs rising to first floor, doors to;

Kitchen 11’8” by 9’6” (3.58 by 2.90)

Vinyl flooring, large double glazed window to front, matching wall & base units with roll edged work surfaces, stainless steel sink, integral oven, four ring gas hob with extractor over, spaces for fridge/freezer & washing machine, opening to;

Lounge / Dining Room 16’4” by 14’10” (4.98 by 4.53)

Carpet flooring, double glazed window & french door to rear, radiator

Cloakroom

Vinyl flooring, hand wash basin & WC, radiator, extractor fan.

FIRST FLOOR

Bedroom One 16’4” (max) by 11’6” (5.00 (max) by 3.52)

Carpet flooring, two double glazed window to rear, built in wardrobe, radiator

Bedroom Two 12’2” by 9’6” (3.71 by 2.90)

Carpet flooring, double glazed window to rear, built in cupboard, radiator

Bathroom

Vinyl flooring, Bath with shower over, hand wash basin & WC, spotlights, radiator, obscure double glazed window.

EXTERIOR

Garden

Fully enclosed rear garden with patio area leading to lawn, further paved patio area with shed (to remain), and side access to the front

Front

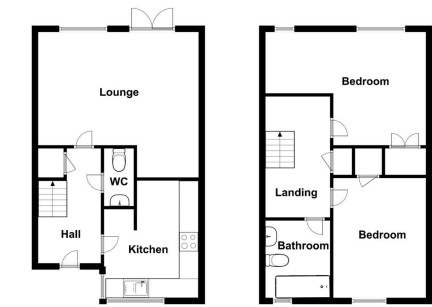
Gated front garden, patio path leading to front door, storage cupboard.

One Allocated Parking Space

Area Map

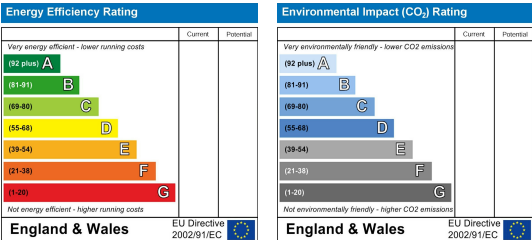


Floor Plans



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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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