



## 44 BARTRAM AVENUE, BRAINTREE CM7

£1,200 PER MONTH

3 Bedrooms | 1 Bathrooms | 2 Receptions

**\*\* CURRENTLY BEING RENOVATED THROUGHOUT \*\* AVAILABLE SEPTEMBER \*\*** Situated within walking distance of Braintree Town Centre and various other local amenities, is this 1930's build end-of-terrace home. The property will benefit from a complete REDECORATION, NEW FLOORING, NEW KITCHEN & BATHROOM & HEATING SYSTEM. The property boasts Two Reception Rooms, Three Bedrooms whilst externally offering a spacious rear garden and off road parking. We strongly advise booking an appointment to avoid losing out.



## Front of Property

Driveway parking for 2 vehicles

## Hallway

Living Room 13'69 x 11'19 (3.96m x 3.35m)

Dining Room 13'66 x 11'39 (3.96m x 3.35m)

Kitchen 7'88 x 6'92 (2.13m x 1.83m)

## FIRST FLOOR

## Landing

Bedroom One 11'97 x 10'59 (3.35m x 3.05m)

Bedroom Two 11'06 x 10'65 (3.51m x 3.05m)

Bedroom Three 7'71 x 5'92 (2.13m x 1.52m)

## Bathroom

## Rear of Property

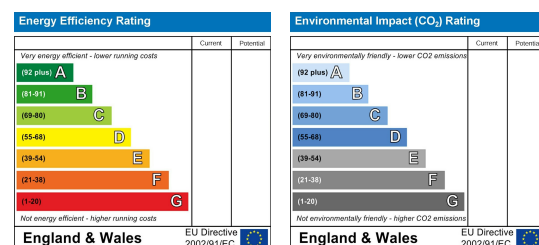
Commencing with patio seating area, remainder laid to lawn, shed, side gate access.

## 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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