



15 COLLINS CLOSE, BRAINTREE CM7

OFFERS IN EXCESS OF £400,000

3 Bedrooms | 1 Bathrooms | 3 Receptions

**** DEVELOPMENT POTENTIAL - NO CHAIN **** Situated within a quiet cul-de-sac, occupying a LARGE CORNER PLOT within a central location just minutes from Braintree Town Centre and Station, this extended THREE bedroom semi-detached family home enjoys a generous plot, which in the agents opinion offers the potential to further develop subject to planning permission. Recently redecorated throughout, offering bedrooms of DOUBLE proportion, with THREE reception rooms and a UTILITY ROOM, we highly advise an internal inspection in order to truly appreciate the potential on offer.



Front Of Property

Blocked paved driveway, access gate to rear garden.

Entrance Hall

Carpet flooring, stairs rising to first floor, doors to;

Cloakroom

Tiled flooring, WC, corner hand wash basin.

Living Room 20’8” x 11’8” (6.31 x 3.57)

Carpet flooring, two radiators, double glazed windows to front & rear.

Kitchen 14’11” x 8’11” (4.55 x 2.73)

Tiled flooring, wall & base level units, integral double oven, dishwasher & fridge, four ring gas hob with extractor over, one & a half sink with central mixer tap, radiator, double glazed window & door to rear, opening to;

Breakfast Room 9’1” x 8’10” (2.77 x 2.71)

Tiled flooring, radiator, two double glazed windows to rear.

Study/Playroom 11’10” x 10’3” (3.62 x 3.13)

Carpet flooring, radiator, double glazed window & door.

Utility Room

Vinyl flooring, base units with stainless steel sink, space for washing machine & tumble dryer, wall mounted boiler, door to side.

FIRST FLOOR

Landing

Doors to;

Bedroom One 14’9” x 10’6” (4.52 x 3.21)

Carpet flooring, radiator, double glazed windows to front.

Bedroom Two 17’8” x 9’4” (5.40 x 2.87)

Carpet flooring, radiator, double glazed window to front & rear.

Bedroom Three 10’11” x 10’2” (3.35 x 3.12)

Carpet, radiator, double glazed window to rear.

Bathroom

Shower enclosure, hand wash basin inset to vanity unit, WC, tiled flooring, obscure double glazed window.

Garden

Large corner plot with potential to further develop subject to planning consent. Garden predominately laid to lawn with two paved patio areas.

Garage

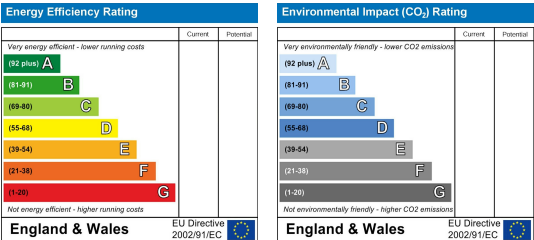
Single garage with up & over door.

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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