



## 127 MOUNTBATTEN ROAD, BRAINTREE CM7

GUIDE PRICE £325,000

### 3 Bedrooms | 1 Bathrooms | null Receptions

**\*\* NO ONWARD CHAIN \*\*** Situated along the highly sought-after MOUNTBATTEN ROAD in Braintree, this well-presented SEMI-DETACHED home offers an excellent opportunity for FIRST-TIME BUYERS or FAMILIES seeking COMFORTABLE and SPACIOUS living.

The property boasts THREE BEDROOMS and is offered in good condition throughout, allowing for a STRESS-FREE MOVE with minimal work required. At the heart of the home is a BRIGHT and AIRY OPEN-PLAN LIVING AREA, ideal for both EVERYDAY LIVING and ENTERTAINING.

Additional benefits include a GARAGE and DRIVEWAY, providing ample PARKING and valuable STORAGE, all within close proximity to LOCAL AMENITIES and WELL-REGARDED SCHOOLS.

With NO ONWARD CHAIN, this delightful home promises a SMOOTH and HASSLE-FREE purchasing process. A FANTASTIC OPPORTUNITY, early viewing is strongly advised!



GROUND FLOOR

Entrance Hall

Tiled flooring, electric radiator, door to;

Lounge/ Diner 23’9” x 16’1” (7.26 x 4.92)

Carpet flooring, double glazed window to front, patio doors to rear, two under stairs storage cupboards, stairs rising to first floor, two radiators, door to;

Kitchen 9’2” x 7’10” (2.81 x 2.41)

Vinyl flooring, matching wall & base units with edged work surfaces, stainless steel one & a half sink with mixer tap, spaces for oven, fridge & washing machine, door to garden.

FIRST FLOOR

Landing

Carpet flooring, loft access, doors to;

Bedroom One 12’6” x 12’5” (3.82 x 3.81)

Carpet flooring, double glazed window to front, radiator.

Bedroom Two 11’3” x 9’10” (3.43 x 3.01)

Carpet flooring, radiator, double glazed window to rear.

Bedroom Three 9’7” x 6’8” (2.94 x 2.05)

Carpet flooring, radiator, double glazed window to front, airing cupboard.

Bathroom

Tiled floor & walls, corner bath, shower enclosure, pedestal hand wash basin, WC, heated towel rail.

EXTERIOR

Garden

Paved patio with steps leading up to lawn, side gate access, door to garage.

Garage

Single garage with up & door door.

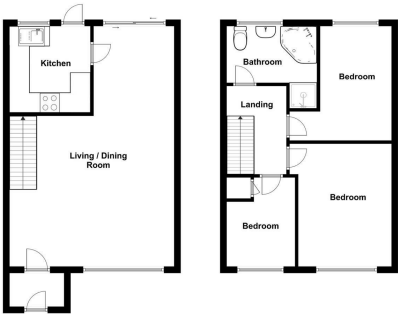
Front

Front laid to lawn with driveway parking to side.

Area Map

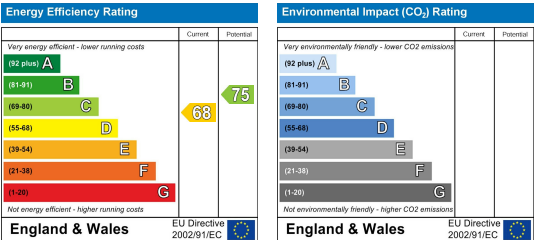


Floor Plans



© Essex EPCs  
This floor plan is not to scale and is for illustrative purposes only.  
We make no guarantee, warranty or representation as to its accuracy and completeness.

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.



**Phone:** 01376 386555  
**Email:** info@branocsestates.co.uk  
**Website:** www.branocsestates.co.uk

Phoenix House 5 New Street  
Braintree  
Essex  
CM7 1ER

