



## 20 THE RIDGEWAY, BRAINTREE CM7

GUIDE PRICE £300,000

3 Bedrooms | 1 Bathrooms | 2 Receptions

**\*\* NO ONWARD CHAIN \*\*** Occupying a desirable location within short reach of the town centre and STATION, this good sized THREE bedroom semi-detached property offers an outstanding opportunity to place your own stamp on this attractive property. In need of light modernisation throughout, the property occupies a corner plot position, with the benefit of a detached GARAGE to the rear of the property. Offering good living space throughout, and boasting POTENTIAL TO EXTEND STPP, early viewing is highly advised in order to appreciate the potential on offer.



GROUND FLOOR

Entrance Hall

Carpet flooring, large storage cupboard, window to side aspect, stairs rising to first floor, door to;

Lounge 15'1" by 11'1" (4.61 by 3.38)

Double glazed bay window to front, carpet flooring, feature fireplace, sliding french doors opening to;

Dining Room 10'4" by 9'3" (3.15 by 2.82)

Double glazed sliding patio door to rear, carpet flooring, sliding french doors to Lounge, door leading to:

Kitchen 12'6" by 6'6" (3.82 by 2.00)

FIRST FLOOR

Landing

Carpet flooring, window to side aspect, loft access, doors to;

Bedroom One 13'10" by 10'0" (4.22 by 3.05)

Carpet flooring, double glazed window to front aspect, airing cupboard

Bedroom Two 11'6" by 10'4" (3.52 by 3.16)

Carpet flooring, double glazed window to rear aspect, built-in wardrobes

Bedroom Three 10'1" by 7'2" (3.08 by 2.19)

Carpet flooring, double glazed window to front aspect, storage cupboard

Bathroom

Vinyl flooring, fitted bathroom suite including bath with shower over, W/C and hand wash basin, double glazed window to side aspect

EXTERIOR

Front

Block-paved landscaped front garden with potential to convert into off-road parking for two vehicles.

Rear Garden

Mature rear garden commencing with a paved patio leading to gated driveway and detached garage at the rear, side access to front

Garage

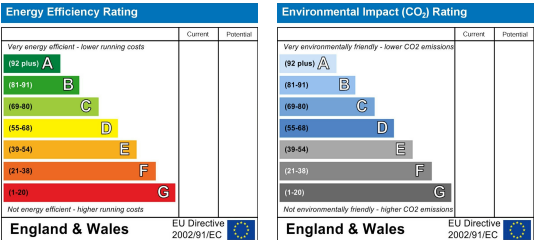
Detached Garage with up and over door to front, electrics and lighting.

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.



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

Phoenix House 5 New Street  
Braintree  
Essex  
CM7 1ER

