



## 32 LANCASTER WAY, BRAINTREE CM7

OFFERS IN EXCESS OF £260,000

2 Bedrooms | 1 Bathrooms | 1 Reception

**\*\* NO ONWARD CHAIN \*\*** This great sized two bedroom property makes for an IDEAL FIRST TIME PURCHASE, with generous living accommodation, boasting POTENTIAL TO EXTEND STPP. Situated within a popular location within close proximity of local schools, as well as being within walking distance of Town Centre amenities, the property is furthermore within easy reach of Braintree Station, whilst being just a 5 minute drive from the A120 giving access towards London Stansted and the M11. Early viewing is highly advised in order to appreciate the potential on offer.



Entrance Hall

Stairs to first floor, doors to;

Lounge/Diner 19’3” x 11’1” (5.89 x 3.4)

Double glazed window to front and rear aspect, two radiators, laminate flooring

Kitchen 8’2” x 7’4” (2.51 x 2.26)

Double glazed window to rear, fitted kitchen with matching wall and base level units, inset sink with drainer, space for freestanding oven, spaces for washing machine and fridge-freezer, tiled flooring, door to side aspect

FIRST FLOOR

Landing

Double glazed window to side aspect, loft access, doors to;

Bedroom One 14’0” x 9’8” (4.29 x 2.95)

Two double glazed windows to front, radiator, laminate flooring, fitted cupboard

Bedroom Two 10’2” x 9’6” (3.1 x 2.92)

Double glazed window to rear, radiator, built in cupboard

Bathroom

Low level WC, pedestal hand wash basin, panelled bath with shower over, double glazed window to rear, radiator

EXTERIOR

Front

Block paved double driveway to front, side access to rear garden

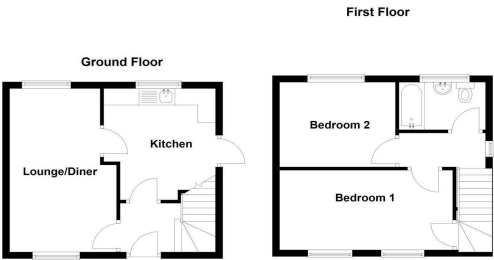
Rear Garden

Paved patio area, garden laid to lawn, outside storage shed

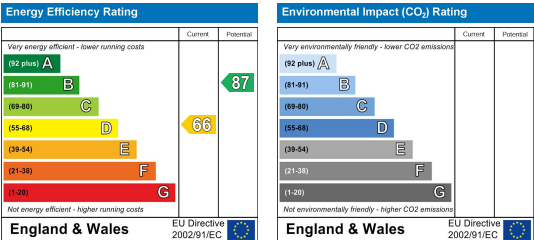
Area Map



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

