

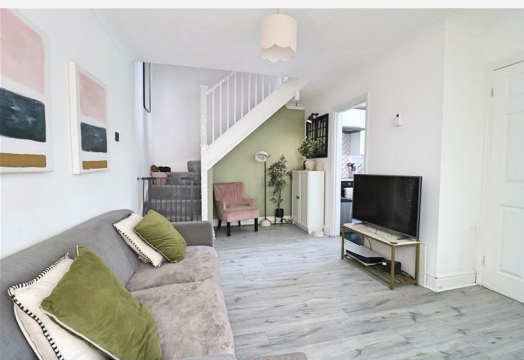


47 MEGS WAY, BRAINTREE CM7

OFFERS IN EXCESS OF £280,000

2 Bedrooms | 1 Bathrooms | 2 Receptions

**** CALLING ALL FIRST TIME BUYERS **** Occupying a private position within a sought after cul-de-sac, within short reach of Braintree Village Shopping Centre, and both the Town Centre and Station, this immaculate IDEAL FIRST TIME PURCHASE enjoys a good sized rear garden, with spacious living accommodation enhanced by a CONSERVATORY extension. Finished to an excellent modern standard, the property offers great garden space, as well as a private driveway, and is surrounded by an array of nearby transport and leisure amenities. Early viewing is highly advised in order to avoid disappointment.



GROUND FLOOR

Entrance Porch

Opening to;

Living Room 14’11” x 9’3” (4.55 x 2.84)

Stairs rising to first floor, laminate flooring, radiator, doors to;

Kitchen 7’4” x 5’1” (2.26 x 1.57)

Double glazed window to front aspect, wall and base level units with integral oven, four ring ceramic hob, extractor fan, spaces for slimline dishwasher and washing machine, fridge, tiled splashbacks.

Conservatory 14’6” x 9’6” (4.42 x 2.92)

Laminate flooring, range of windows and french doors to rear garden

FIRST FLOOR

Landing

Doors to;

Bedroom One 10’9” x 9’1” (3.30 x 2.77)

Laminate flooring, double glazed window to side aspect, fitted wardrobes, radiator

Bedroom Two 12’2” x 7’8” (3.73 x 2.34)

Laminate flooring, radiator, double glazed window to front

Bathroom

Fully tiled, Obscure window to side aspect, bath with shower over, WC and hand wash basin

EXTERIOR

Garden

Established rear garden with artificial lawn, stone shingled patio area

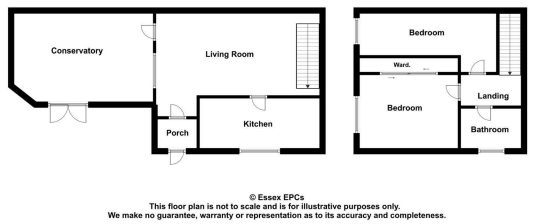
Parking

Paved driveway

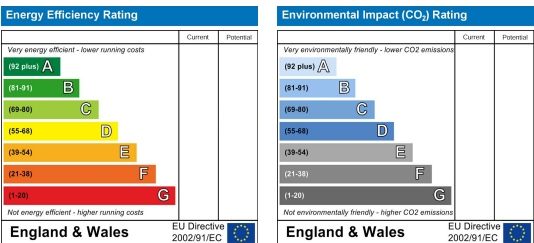
Area Map



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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