



5 WARWICK CLOSE, BRAINTREE CM7

OFFERS IN EXCESS OF £300,000

3 Bedrooms | 1 Bathrooms | 2 Receptions

**** NO ONWARD CHAIN **** Situated within a peaceful CUL-DE-SAC, fronting the nearby Blackwater Nature Reserve, this enviable DETACHED family home offers a unique opportunity to cement your own stamp on this attractive family home which offers POTENTIAL TO EXTEND STPP. Benefiting from a CONSERVATORY extension and occupying a CORNER PLOT, the property itself requires light modernisation but benefits from UPVC Double Glazed Windows, Gas central heating, and the added benefit of a DETACHED GARAGE to the rear of the property with double gated vehicular access. Available with no onward chain, early viewing is highly recommended in order to avoid disappointment!

**** GUIDE PRICE £300,000 - £325,000 ****



GROUND FLOOR

Porch

Tiled flooring, window to side aspect, door leading to;

Entrance Hall

Carpet flooring, stairs rising to the first floor, radiator, wall-mounted gas-fired boiler, door leading to;

Lounge/Diner 22'0" x 12'4" (6.71 x 3.78)

Carpet flooring, large double-glazed window to the rear aspect, two radiators, understairs storage cupboard, opening through to;

Kitchen 8'3" x 7'9" (2.53 x 2.38)

Tiled flooring, double-glazed window to the front aspect, fitted with a range of wall and base units, space for oven, washing machine, dishwasher and fridge, fitted extractor hood

Conservatory 10'11" x 7'6" (3.33 x 2.30)

Carpet flooring, double-glazed windows to the rear aspect, door leading to the rear garden.

FIRST FLOOR

Landing

Carpet flooring, double-glazed windows to the front aspect, airing cupboard, doors leading to;

Bedroom One 10'1" x 9'7" (3.09 x 2.94)

Carpet flooring, two double-glazed windows to the rear aspect, radiator

Bedroom Two 11'9" x 9'8" (3.60 x 2.95)

Carpet flooring, two double-glazed windows to the rear aspect, radiator

Bedroom Three 10'0" x 6'6" (3.07 x 2.00)

Carpet flooring, double-glazed window to the front aspect.

EXTERIOR

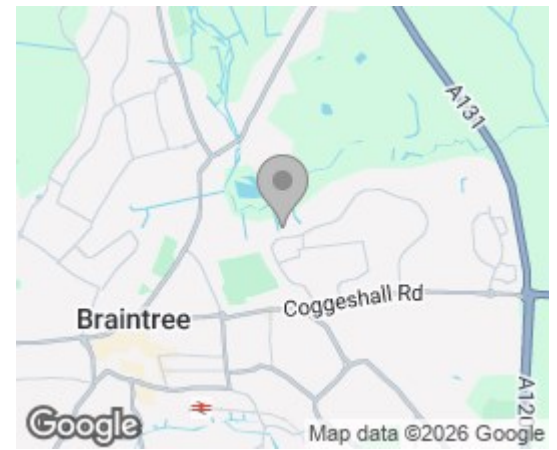
Front

Block-paved driveway providing off-road parking for 2-3 vehicles, side access leading to rear garden

Rear Garden

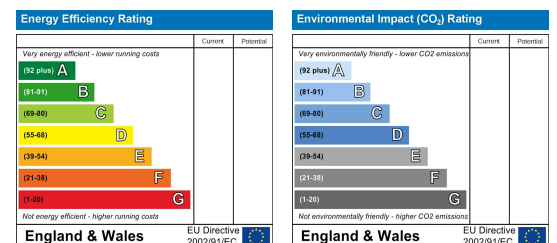
Patio seating area, L-shaped lawned garden, detached garage to the rear with double gated access from the highway.

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

