

# **40 GILBERT WAY, BRAINTREE CM7**

## OFFERS IN EXCESS OF £290,000

## 3 Bedrooms | 1 Bathrooms | 1 Receptions

\*\* NO ONWARD CHAIN \*\* Situated within the sought after Fairview development, occupying a quiet cul-de-sac position overlooking the picturesque River Walk, this good sized family home makes for an IDEAL FIRST TIME PURCHASE, benefitting from UPVC double glazing throughout, with spacious Lounge/Dining area, and separate Kitchen. With three well proportioned bedrooms, and a great SOUTH FACING rear garden, the property further benefits from a Garage en-bloc, together with off street parking to the front of the property. Early viewing is highly advised in order to avoid disappointment



#### **GROUND FLOOR**

#### **Entrance Porch**

Door to:

### Lounge/ Diner 23'5" x 16'0" (7.14 x 4.90)

Laminate flooring, double glazed window to front, french doors to rear, two radiators, electric fireplace, stairs rising to first floor, under stairs storage cupboard, door to;

#### Kitchen 8'11" x 7'6" (2.74 x 2.31)

Wall & base units with edged work surfaces, inset stainless steel sink, spaces for oven, fridge/freezer & washing machine, double glazed window & door to rear.

#### FIRST FLOOR

## Landing

Carpet flooring, loft access, doors to;

## Bedroom One 12'7" x 9'3" (3.86 x 2.84)

Carpet flooring, double glazed window to front, radiator.

## Bedroom Two 10'11" x 10'0" (3.35 x 3.07)

Carpet flooring, double glazed window to rear, radiator.

## Bedroom Three 9'8" x 6'7" (2.97 x 2.01)

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

#### Bathroom

Vinyl flooring, bath with shower over, pedestal hand wash basin, WC, obscure double glazed window to rear, heated towel rail.

## **EXTERIOR**

#### Garden

Paved patio with steps leading up to lawn, shed to remain, rear access gate.

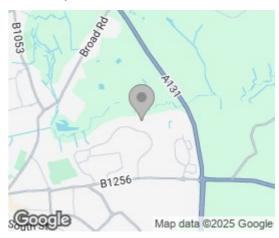
#### Garage

Single garage with up & over door.

#### Front

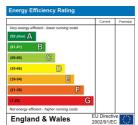
Steps leading up to front entrance, remainder laid to lawn.

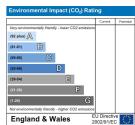
## Area Map



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







