

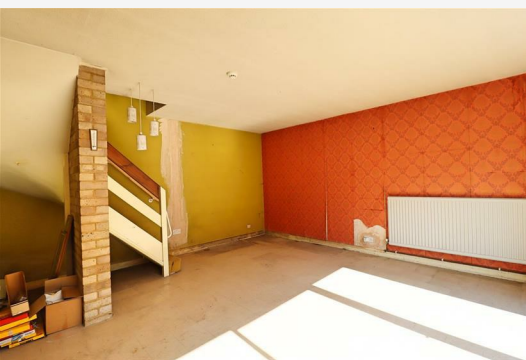


10 BROOK CLOSE, BRAINTREE CM7

GUIDE PRICE £275,000

3 Bedrooms | 1 Bathrooms | 2 Receptions

**** IN NEED OF MODERNISATION ****. Situated within a sought after cul-de-sac, close to nearby greensward and within close proximity of the town centre and nearby A120 access road, this DETACHED family home offers HUGE POTENTIAL to put down your own marker. Requiring modernisation throughout, the property offers spacious living space with TWO reception rooms, THREE bedrooms, a ground floor CLOAKROOM, and first floor bathroom, together with peaceful garden space, and a GARAGE to the rear. Viewing is advised in order to appreciate the potential on offer.



GROUND FLOOR

Entrance Hall

Cloakroom

Kitchen 10’11” x 8’7” (3.33 x 2.63)

Dining Room 11’2” x 7’7” (3.42 x 2.32)

Living Room 15’8” x 13’10” (4.78 x 4.23)

FIRST FLOOR

Landing

Bedroom One 14’0” x 11’10” (4.29 x 3.62)

Bedroom Two 13’10” x 9’10” (4.23 x 3.02)

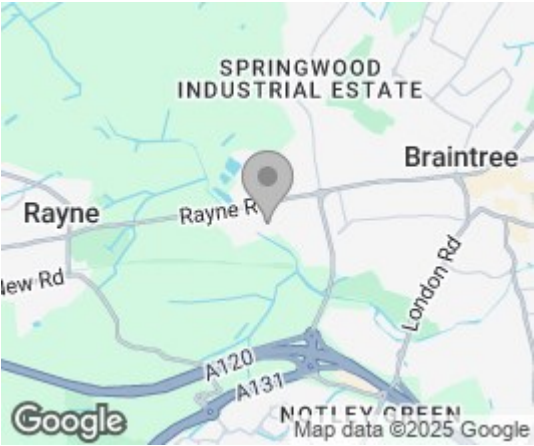
Bedroom Three 9’4” x 7’3” (2.86 x 2.22)

Bathroom

EXTERIOR

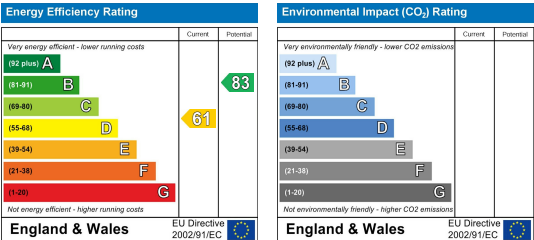
Garden

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

