



## 35 CAMBERTON ROAD, BRAINTREE CM7

GUIDE PRICE £280,000

3 Bedrooms | 1 Bathrooms | 2 Receptions

**\*\* NO ONWARD CHAIN \*\*** Occupying a cul-de-sac position and benefitting from a Conservatory extension as well as a GARAGE with electric roller door, this ideal first time purchase gives the perfect opportunity to place your own stamp upon this established home within a family orientated development. Situated with good access to nearby schools, playing fields, and amenities, the property offers three well proportioned bedrooms, and generous living space with a Lounge to the front, with Kitchen/Diner and Conservatory to the rear of the property. Offering a low maintenance garden with Outbuilding and Garage, early viewing is highly advised in order to appreciate the space on offer.





GROUND FLOOR

Entrance Hall

Stairs rising to first floor, door to;

Living Room 15’5” x 12’7” (4.72 x 3.84)

Carpet flooring, feature fireplace, radiator, double glazed window to front, opening to;

Kitchen/Diner 18’9” x 9’3” (5.72 x 2.82)

Laminate flooring, matching wall & base units with edged work surfaces, one & a half stainless steel sink with mixer tap, spaces for cooker, fridge & washing machine, double glazed window to rear, opening to;

Conservatory 13’8” x 9’2” (4.17 x 2.81)

Laminate flooring, radiator, french doors to garden.

FIRST FLOOR

Landing

Loft access, doors to;

Bedroom One 12’3” x 11’4” (3.75 x 3.47)

Laminate flooring, radiator, double glazed window to front.

Bedroom Two 10’0” x 8’4” (3.05 x 2.56)

Laminate flooring, radiator, double glazed window to rear.

Bedroom Three 8’11” x 8’11” (2.73 x 2.73)

Laminae flooring, radiator, double glazed window to rear.

Bathroom

Vinyl flooring, shower enclosure, pedestal hand wash basin, WC, two obscure double glazed windows to rear.

EXTERIOR

Front

Laid to lawn with path to front entrance.

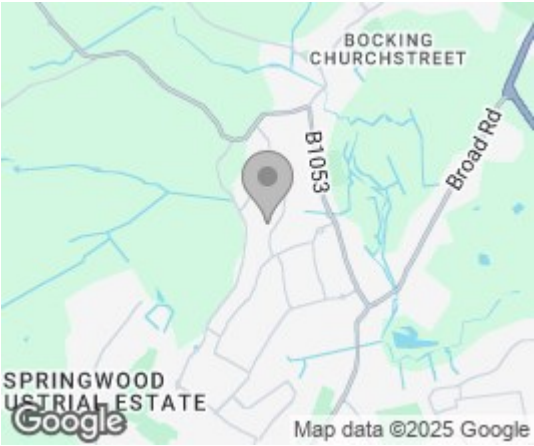
Rear Garden

Fully enclosed garden with block paved patio area, artificial lawn & shingle areas, brick built shed.

Garage

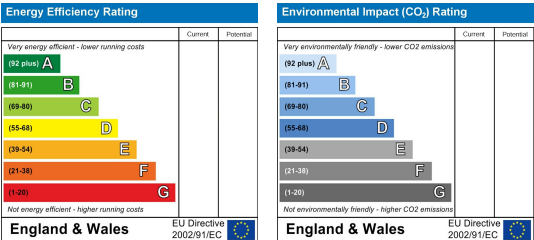
Single garage with roller shutter door.

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  
CM1 1ER

