



## 7 CHURCHILL ROAD, BRAINTREE CM7

GUIDE PRICE £300,000

### 3 Bedrooms | 1 Bathrooms | 1 Receptions

**\*\* THE PERFECT START \*\*** Ideally located within easy reach of Braintree Town Centre, the train station, and well-regarded Primary & Secondary Schools, this SPACIOUS THREE DOUBLE BEDROOM end-terraced home is set on the popular Churchill Road and is presented in GOOD DECORATIVE ORDER, making it an ideal purchase for first-time buyers and buy-to-let investors alike.

The accommodation comprises a welcoming entrance hall, SPACIOUS KITCHEN/DINER, generous LOUNGE, and GROUND FLOOR CLOAKROOM. Upstairs are THREE DOUBLE BEDROOMS and a MODERN FAMILY BATHROOM.

Outside, the property benefits from a LOW MAINTENANCE REAR GARDEN, along with a SINGLE GARAGE AND PARKING TO THE REAR.

A superb home offering SPACE, LOCATION, AND PRACTICALITY, early viewing is highly recommended.



## GROUND FLOOR

### Entrance Hall

Laminate flooring, stairs rising to first floor, doors to;

### Cloakroom

Vinyl flooring, corner hand wash basin, WC, obscure double glazed window to front, heated towel rail.

### Kitchen/ Diner 15'7" x 8'5" (4.75 x 2.57)

Vinyl flooring, matching wall & base units, one & a half sink with mixer tap, spaces for all appliances, double glazed window to front, radiator.

### Lounge 14'7" x 10'4" (4.45 x 3.17)

Laminate flooring, two double glazed windows to rear, radiator

### Inner Hallway

Laminate flooring, door to garden.

## FIRST FLOOR

### Landing

Carpet flooring, airing cupboard, loft access, doors to;

### Bedroom One 13'3" x 8'5" (4.06 x 2.59)

Carpet flooring, radiator, double glazed window to front.

### Bedroom Two 12'7" x 8'5" (3.86 x 2.59)

Carpet flooring, radiator, double glazed window to rear.

### Bedroom Three 9'4" x 8'7" (2.87 x 2.64)

Carpet flooring, radiator, double glazed window to rear.

### Bathroom

Obscure double glazed window to front, pedestal hand wash basin, bath with shower over, WC, radiator.

## EXTERIOR

### Front Of Property

Lawned frontage with path to front entrance.

### Garden

Fully enclosed garden with raised eating areas, door to Garage, double gates leading to parking.

### Garage

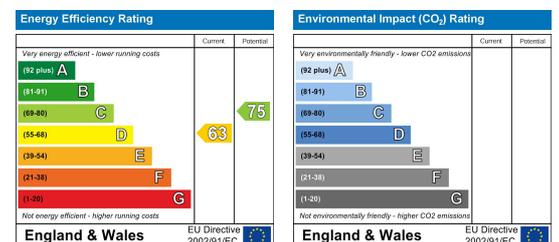
Single Garage to rear.

## 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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