



## 1 SAMUEL COURTAULD AVENUE, BRAINTREE CM7

GUIDE PRICE £290,000

2 Bedrooms | 2 Bathrooms | 1 Reception

**\*\* CALLING ALL FIRST TIME BUYERS \*\*** Nestled within a peaceful no through road, close to nearby open fields and the picturesque Bocking Waterfront, this modern and beautifully presented TWO bedroom semi-detached property offers a great opportunity for first time buyers and investors alike. Internally the property comes with a well fitted kitchen with integral appliances, a ground floor WC, and spacious LOUNGE/DINER with french doors opening to the rear garden. The Master Bedroom comes with fitted wardrobes and an EN-SUITE shower room, whilst the second bedroom is much larger than average and easily accommodates a double bed with furniture. Early viewing is highly recommended in order to appreciate the space on offer.



GROUND FLOOR

Entrance Hall

Laminate flooring, doors to;

Kitchen 10’0” x 6’0” (3.05 x 1.83)

Double glazed window to front, matching wall & base units with roll edged work surfaces, stainless steel sink, integral oven, four ring gas hob, fridge/freezer & dishwasher, space for washing machine.

Cloakroom

WC, corner hand wash basin, radiator, obscure double glazed window to front.

Lounge/Diner 18’6” x 12’8” (5.65 x 3.87)

Laminate flooring, radiator, TV point, french doors to rear, stairs rising to first floor.

FIRST FLOOR

Landing

Carpet flooring, doors to;

Bedroom One 10’7” x 9’4” (3.23 x 2.85)

Carpet flooring, radiator, fitted wardrobes, double glazed window to rear.

En-suite

Shower enclosure, pedestal hand wash basin, WC, obscure double glazed window to side.

Bedroom Two 12’8” x 7’10” (3.87 x 2.40)

Carpet flooring, radiator, fitted wardrobes, double glazed window to front.

Bathroom

Bath, pedestal hand wash basin, WC, chrome heated towel radiator, obscure double glazed window to side.

EXTERIOR

Garden

Fully enclosed rear garden commencing with paved patio area, steps leading to back access gate, artificial lawn.

Parking

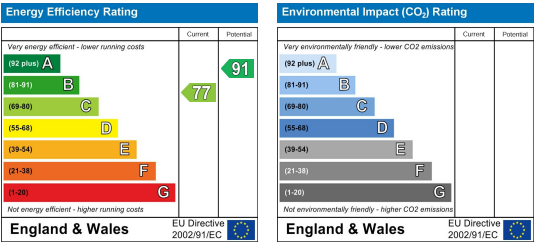
Allocated parking to rear with EV charging point fitted

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

