

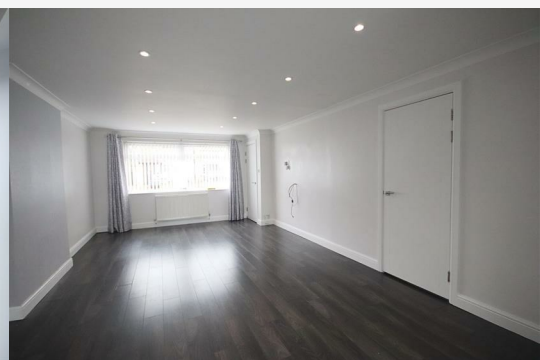
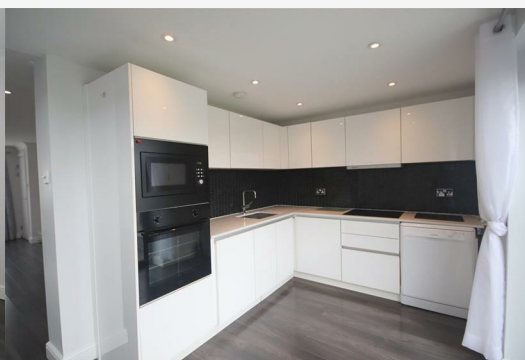


25 EDINBURGH GARDENS, BRAINTREE CM7

£1,550 PER MONTH

3 Bedrooms | 2 Bathrooms | 1 Reception

**** AVAILABLE FEBRUARY **** Situated within the Fairview location is this Extended THREE BEDROOM semi-detached property. Presented to a high standard throughout, accommodation comprises of lounge/diner, kitchen, utility room, three well-proportioned bedrooms, an en-suite shower room and a family bathroom, whilst externally offering a generous rear garden with summerhouse and driveway parking to the front. Viewing highly advised.



Front of Property

Driveway parking. Stone shingle area.

Entrance Hall

Stairs rising to first floor, door to;

Lounge 12’5” x 20’0” (3.79 x 6.12)

Laminate wood flooring. Window to front. Radiator. Opening to kitchen/diner, door to Utility.

Kitchen/Diner 8’3” x 15’8” (2.54 x 4.80)

Comprising of a range of matching white gloss wall & base level units with roll edge worktops. Integral eye level oven and microwave with separate four ring hob and extractor over. Inset sink unit with mixer tap. Space for fridge/freezer. Laminate wood flooring. Bi-folding doors to rear. Radiator. Ceiling spotlights.

Utility Room

Doors to front & rear, under stair storage, space for washing machine.

Cloakroom

Low level WC & wash hand basin.

FIRST FLOOR

Bedroom One 8’4” x 10’4” (2.55 x 3.17)

Carpet flooring. Window to rear. Radiator, Dressing Area.

En-suite

Consisting of a shower enclosure, wash hand basin with mixer tap inset to vanity unit and a low level WC. Tiled flooring. Obscure glazed window to rear. Tiled splashbacks.

Bedroom Two 9’10” x 12’6” (3.02 x 3.83)

Carpet flooring. Window to front. Radiator, Fitted Wardrobe.

Bedroom Three 9’1” x 9’11” (2.78 x 3.03)

Carpet flooring. Window to rear. Radiator.

Bathroom

Comprising of a bath, low level WC with inset flush and a wash hand basin with mixer tap inset to vanity unit. Tiled flooring. Obscure glazed window to front. Heated towel rail. Tiled splashbacks.

Rear of Property

Immediately commencing with a raised decking seating area. Largely laid to lawn. Enclosed by panel fencing. Summerhouse.

Area Map

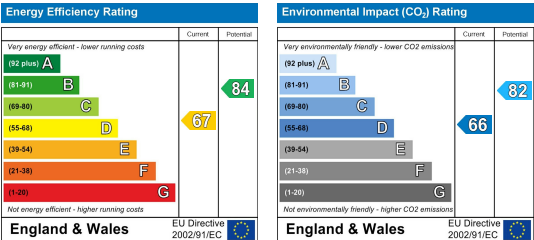


Floor Plans



This floor plan is not to scale and is for illustrative purposes only. We make no guarantee, warranty or representation as to its accuracy and completeness.

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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