



41 RUSHMOOR DRIVE, BRAINTREE CM7

GUIDE PRICE £315,000

2 Bedrooms | 2 Bathrooms | 1 Reception

**** CALLING ALL FIRST TIME BUYERS! YOUR DREAM HOME AWAITS... **** Situated upon the extremely sought after HEATHLANDS DEVELOPMENT is this beautifully presented semi-detached home. The property would make for an IDEAL FIRST TIME PURCHASE or DOWNSIZE opportunity and benefits from a modern finish throughout with downstairs cloakroom, en-suite to master bedroom, un-overlooked rear garden and driveway parking. The location is a short walk to both Braintree Village Shopping Centre & Station and also Braintree Town Centre & Station. This property comes with NO ONWARD CHAIN, and an early viewing is highly advised in order to avoid disappointment



GROUND FLOOR

Entrance Hall

Laminate wood flooring, stairs to first floor, radiator, doors to;

Cloakroom

Comprising low level WC and corner wash hand basin. Laminate wood flooring. Obscure glazed window to front. Radiator.

Living Room 12'2 x 11'10 (3.71m x 3.61m)

Laminate wood flooring, window to front aspect, radiator, under stair storage cupboard.

Kitchen/Diner 14'11 x 7'8 (4.55m x 2.34m)

Refitted kitchen suite comprising a range of matching wall and base units with roll edge work surfaces. Inset one and a half bowl ceramic sink unit with mixer tap. Integral dishwasher and oven with four ring ceramic hob and extractor hood over. Space for washing machine and fridge/freezer. Laminate wood flooring. French doors leading to and overlooking rear garden. Window to rear. Tiled splashbacks. Smooth finish ceiling with downlights. Wall-mounted and enclosed gas boiler.

FIRST FLOOR

Landing

Window to side, airing cupboard, loft access.

Bedroom One 10'3 x 9'3 (3.12m x 2.82m)

Carpet flooring, window to front, fitted double wardrobe. Radiator.

En-Suite

Suite comprising low level WC, pedestal wash hand basin and corner shower unit. Laminate wood flooring. Chrome heated towel rail. Extractor.

Bedroom Two 9'8 x 9'3 (2.95m x 2.82m)

Carpet flooring, window to rear, fitted wardrobe. Radiator.

Bathroom

Refitted suite comprising panelled bath with mixer tap and hair attachment, low level WC and pedestal wash hand basin. Tiled flooring and walls. Obscure glazed window to rear. Vanity mirror with pelmet lighting. Chrome heated towel rail. Shaving point. Extractor.

EXTERIOR

Front of Property

Lawn area with shingled flower bed. Path leading to front entrance door. Driveway to side with parking for two vehicles. Side access gate.

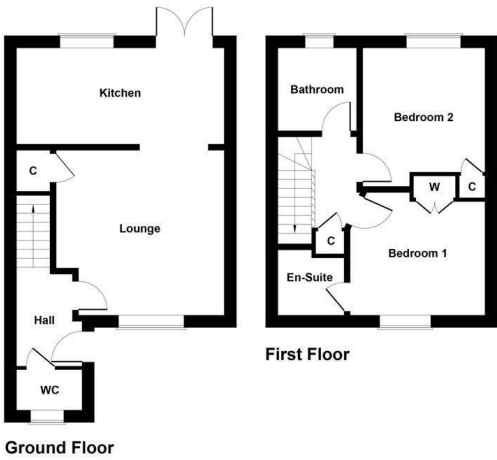
Rear of Property

Immediately onto paved patio area. Artificial lawn area. Raised flowerbeds to rear. Unoverlooked with mature tree line to rear.

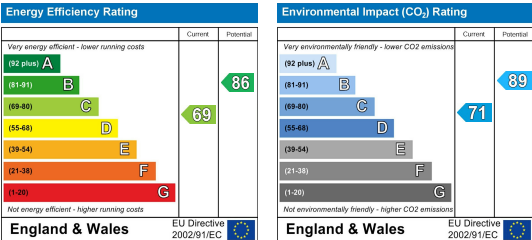
Area Map



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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