



## 78 KEEBLE WAY, BRAINTREE CM7

GUIDE PRICE £260,000

2 Bedrooms | 1 Bathrooms | 1 Reception

**\*\* NO ONWARD CHAIN \*\*** Perfectly situated within walking distance of the station and Town Centre, this ideal FIRST TIME purchase or BUY TO LET investment property is available FREEHOLD, benefitting from recent redecoration, together with a new Kitchen and flooring throughout. Offering a generous rear garden, together with two well proportioned bedrooms, the property offers allocated parking to the front, making this a perfect first home for anyone in need of convenience right at your doorstep. Early viewing is highly advised in order to avoid disappointment.



GROUND FLOOR

Entrance Hall

Carpet flooring, stairs to first floor, door to;

Living Room 14’1” x 12’7” (4.31 x 3.86)

Carpet flooring, window to front aspect, under stair storage, radiator, door to;

Kitchen/Diner 12’7” x 8’6” (3.85 x 2.60)

Vinyl flooring, matching wall and base level high gloss units with edged work surfaces, inset sink, tiled splashbacks, spaces for appliances, window to rear aspect, dining area, french doors to rear garden

FIRST FLOOR

Landing

Carpet flooring, doors to;

Bedroom One 12’7” x 10’3” (3.86 x 3.14)

Carpet flooring, window to front aspect, radiator

Bedroom Two 12’5” x 6’4” (3.80 x 1.95)

Carpet flooring, radiator, window to rear aspect

Bathroom

Bath with shower over, WC, pedestal hand wash basin, obscure window to rear aspect

EXTERIOR

Front

Path to front entrance door, external storage cupboard, parking space to front

Rear Garden

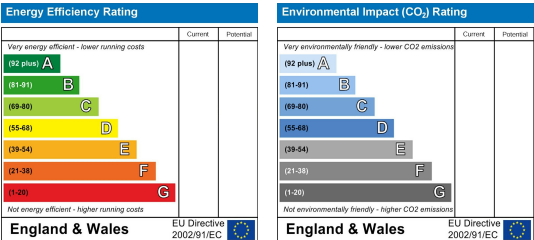
Raised decking area, garden to lawn with enclosed borders

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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