



## 3 WORCESTER CLOSE, BRAINTREE CM7

GUIDE PRICE £325,000

3 Bedrooms | 1 Bathrooms | 2 Receptions

**\*\* CUL-DE-SAC LOCATION \*\*** Situated within a central location within walking distance of good local schools, as well as the town centre and station, this attractive THREE bedroom semi-detached home offers TWO reception rooms, a spacious Kitchen, and externally benefits from good frontage and an UN-OVERLOOKED rear garden. Making an IDEAL FIRST TIME PURCHASE, the property furthermore comes with an EN-BLOC GARAGE, giving great storage space and off street parking. Viewing is highly recommended.



GROUND FLOOR

Entrance Hall

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

Living Room 13’5” x 12’0” (4.11 x 3.67)

Laminate flooring, double glazed window to front, radiator, feature fireplace with log burner, doors to;

Dining Room 10’11” x 9’5” (3.33 x 2.88)

Laminate flooring, radiator, patio doors to garden, door to;

Kitchen 11’8” x 8’7” (3.58 x 2.62)

Tiled flooring, matching wall & base units with roll edged work surfaces, sink with mixer tap, spaces for appliances, double glazed window & door to rear.

FIRST FLOOR

Landing

Carpet flooring, double glazed window to side, airing cupboard, loft access, doors to;

Bedroom One 12’1” x 10’2” (3.69 x 3.12)

Carpet flooring, double glazed window to front, fitted in wardrobe, radiator.

Bedroom Two 11’8” x 11’3” (3.58 x 3.43)

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

Bedroom Three 7’11” x 7’10” (2.43 x 2.39)

Carpet flooring, radiator, double glazed window to front.

Bathroom

Vinyl flooring, large corner shower enclosure, hand wash basin inset to vanity unit, WC, two obscure double glazed windows to rear.

EXTERIOR

Garden

Paved patio area with further decked & patio areas, remainder laid to lawn, side access gate.

Front Of Property

Laid to lawn with path to front entrance.

Garage

Garage en-bloc opposite the property, up & over door, parking to front.

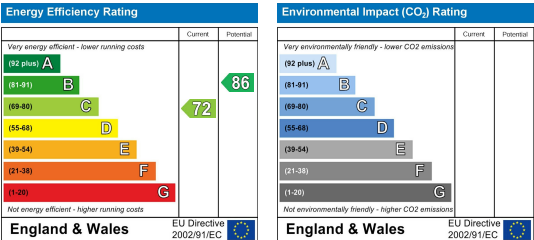
Area Map



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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