



Mansion Garden Close, Braintree, CM7 5XG

welcome to

Mansion Garden Close, Braintree

A beautifully presented three-bedroom semi-detached home occupying an enviable corner plot position within a quiet residential development. Offering spacious and modern accommodation, alongside a garage, driveway parking and approximately seven years remaining on the ICW warranty.



Hallway

Double glazed window. Stairs leading to first floor. Radiator. Laminate flooring.. Door leading to:-

Kitchen

7' 7" x 8' 10" (2.31m x 2.69m)

Double glazed window. Range of matching base and eye level units with work surface over incorporating a one and a half stainless steel sink drainer with hot and cold mixer tap. Integrated oven. Electric hob. Overhead extractor fan. Integrated appliances.

Ground Floor Wc

Low level WC. Pedestal hand wash basin. Radiator.

Lounge

11' 2" x 16' 9" (3.40m x 5.11m)

Double glazed window Double glaze French doors to rear garden. Radiator. Carpets.

Landing

Loft access. Doors leading to:-

Bedroom One

7' 7" max x 16' 2" max (2.31m max x 4.93m max)

Double glazed windows. Radiator. Carpets. Fitted wardrobe.

Bedroom Two

9' 2" x 9' 2" (2.79m x 2.79m)

Double glazed window. Radiator. Carpets.

Bedroom Three

9' 2" x 6' 7" (2.79m x 2.01m)

Double glazed window. Radiator. Carpets.

Bathroom

6' x 5' 7" (1.83m x 1.70m)

Obscure double glazed window. Side panel bath with overhead shower. Low level WC. Wall mounted hand wash basin. Laminate flooring, Heated towel rail.

Garden

Commencing with paved patio seating area. Remainder laid to lawn. Enclosed by panel fencing. Gated side access.

Parking

Off street parking leading to garage.

Garage

17' 1" x 9' 2" (5.21m x 2.79m)

Up and over door.



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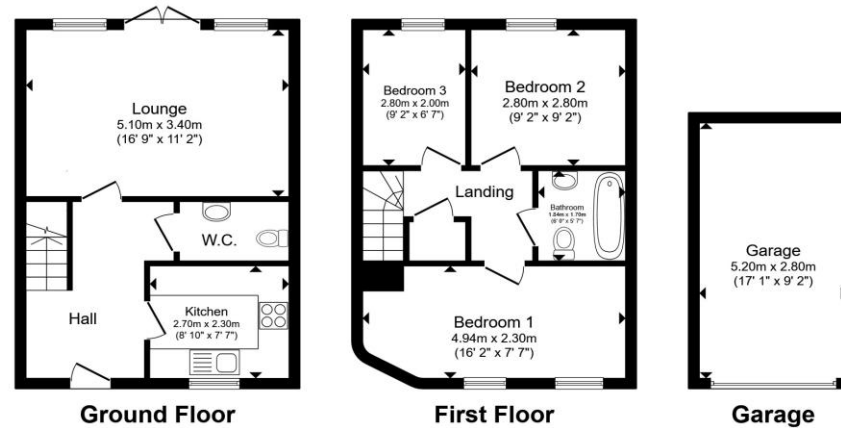
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Mansion Garden Close, Braintree

- Three-bedroom semi-detached family home
- Well-presented throughout and ready to move into
- Attractive corner plot position
- Garage and driveway parking
- Approximately seven years remaining on the ICW new build warranty

Tenure: Freehold EPC Rating: B

Council Tax Band: B



guide price

£350,000 - £375,000

Total floor area 87.0 m² (936 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
BTR110567 - 0002

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Please note the marker reflects the
postcode not the actual property