



Stanes Road, BRAINTREE, CM7 5QX

welcome to

Stanes Road, BRAINTREE

**** GUIDE PRICE £280,000 - £290,000 **** William H Brown are pleased to offer this three-bedroom terraced home situated in a convenient location within easy reach of local amenities.



Hallway

Entrance door to hallway, Two under stairs storage cupboards. Radiator.

Ground Floor Wc

Obscure double glazed window. Low level WC. Hand wash basin.

Lounge / Diner

23' 7" max x 11' 10" (7.19m max x 3.61m)

Double glazed window. Feature fireplace, Radiator.

Conservatory

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

Double glazed windows all around. Double glazed door to rear garden.

Kitchen

9' 6" x 9' 6" (2.90m x 2.90m)

Double glazed window. Door to rear garden. Range of matching base and eye level units with work surface over incorporating a sink drainer with hot and cold mixer tap. Space for cooker. Overhead extractor fan.

Landing

Loft access. Radiator. Door leading to:-

Bedroom One

12' 2" x 10' 11" max (3.71m x 3.33m max)

Double glazed window. Radiator.

Bedroom Two

9' 10" x 10' 10" (3.00m x 3.30m)

Double glazed window. Radiator.

Bedroom Three

9' 2" x 7' 11" (2.79m x 2.41m)

L'shaped. Double glazed window. Radiator.

Shower Room

4' 11" x 7' 8" (1.50m x 2.34m)

Obscure double glazed window. Vanity hand wash basin. Low level WC. Heated towel rail. Walk in shower cubicle.

Garden / Parking

The garden is mainly paved with gates to the rear providing access for one parking space and garage.

Garage

15' 9" x 8' 2" (4.80m x 2.49m)



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welcome to

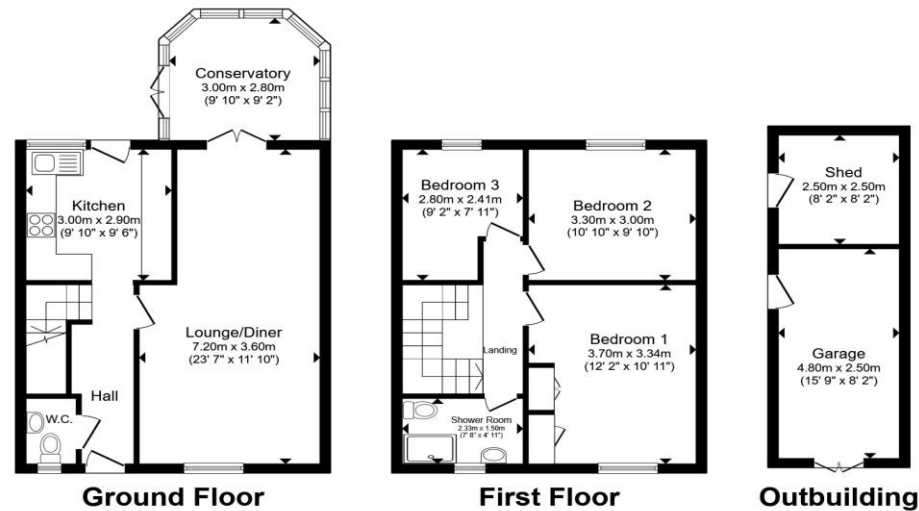
Stanes Road, BRAINTREE

- Three Bedroom Family Home
- Open Plan Lounge / Diner
- Conservatory
- Gas Central Heating
- Double Glazing

Tenure: Freehold EPC Rating: C
Council Tax Band: C

guide price

£280,000 - £290,000



Total floor area 96.6 m² (1,040 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:
BTR110067 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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Please note the marker reflects the
postcode not the actual property