



## CLOUGHTON AVENUE, BRAINTREE OFFERS OVER £260,000

### DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## CLOUGHTON AVENUE, BRAINTREE OFFERS OVER £260,000

- Two Double Bedrooms
- Open Plan Kitchen/Dining/Family Room
- Private Rear Garden
- Superb Location Close To Local Amenities
- \*\*\*NO ONWARD CHAIN\*\*\*
- Ground Floor Maisonette
- High Standard Bathroom
- Two Allocated Parking Spaces
- Easy Access To Mainline Train Station, A120 & M11

\*\*\*NO ONWARD CHAIN\*\*\*Nestled in the charming area of Cloughton Avenue, Braintree, this delightful two bedroom ground floor maisonette offers a perfect blend of comfort and convenience.

Upon entering, you are welcomed into a spacious entrance hall with two great storage cupboards. There is spacious open plan kitchen/dining/living room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and light, creating a homely feel throughout. There is a well proportioned modern bathroom and two double bedrooms.

One of the standout features of this property is the fully secluded rear garden, offering a private outdoor space. It is an ideal spot for enjoying the fresh air and sunshine, away from the hustle and

bustle of daily life.

Additionally, the property benefits from parking for two vehicles, a valuable asset in this area, providing convenience for residents and visitors alike.

Easy access to the A120, M11 and local mainline stations.

#### **Entrance Hall**

Entered via front door, two storage cupboards, doors leading to:-

#### **Open Plan Lounge/Kitchen/Diner**

23'4 x 10'10 (7.11m x 3.30m)

Window to rear aspect, window to side aspect, window to front aspect, fitted with a range of eye and base level units with working surface over, integrated fridge/freezer, integrated dishwasher, integrated washing machine, integrated oven, inset gas hob with extractor fan over, living room area and ample space for dining table.

#### **Bedroom One**

13' x 9' (3.96m x 2.74m)

Window to rear aspect, range of fitted wardrobes.

#### **Bedroom Two**

13' x 6'11 (3.96m x 2.11m)

Window to front aspect.

#### **Family Bathroom**

Fitted with a three piece suite comprising a panel enclosed bath with wall mounted shower attachment and glass screen, low level W.C, wash hand basin with mixer tap over, tiled wall and flooring, wall mounted heated towel rail.

#### **Rear Garden**

Tucked away the garden is mainly patio with the remainder laid to lawn and is enclosed by picket fencing.

#### **Allocated Parking**

Two Allocated Parking Spaces.

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