



Beresfords

Asking Price £325,000

Freehold | 3 Bed | 1 Bath | House | Semi Detached | Council Tax Band C | EPC D | Ref BRS210184

Cumberland Close Braintree CM7 9NQ

Being offered for sale with no onward chain, is this well-presented, three bedroom semi-detached family home situated on the popular Fairview development benefitting from off-street parking on a block paved driveway, modern bathroom suite, open plan living / dining room and a spacious rear garden.

- No onward chain
- Three bedroom semi-detached family home
- Open plan living / dining room
- Modern bathroom suite
- Off-street parking on a block paved driveway
- Sought-after Fairview development
- Walking distance to local amenities and schooling
- Convenient access to A120/M11 corridor



Scan the QR code for full details and key information on this property.





Beresfords - Braintree Sales

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Room Dimensions

Ground Floor

Entrance Porch

Reception Room 23'1" x 16'1" (7.04m x 4.9m)

Kitchen 7'8" x 7'1" (2.34m x 2.16m)

First Floor

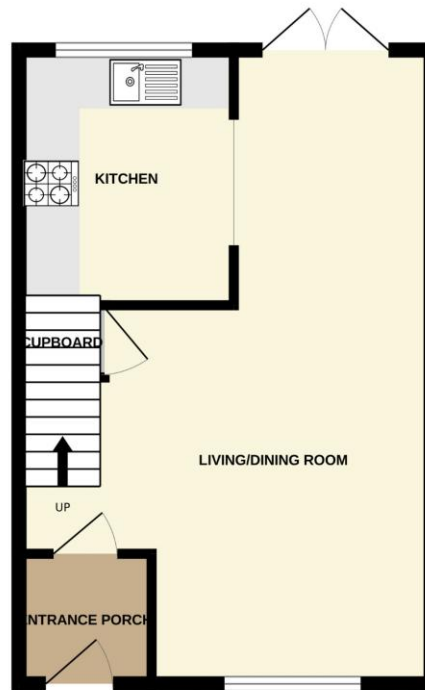
Bedroom One 12'2" x 9'3" (3.7m x 2.82m)

Bedroom Two 11'7" x 9'5" (3.53m x 2.87m)

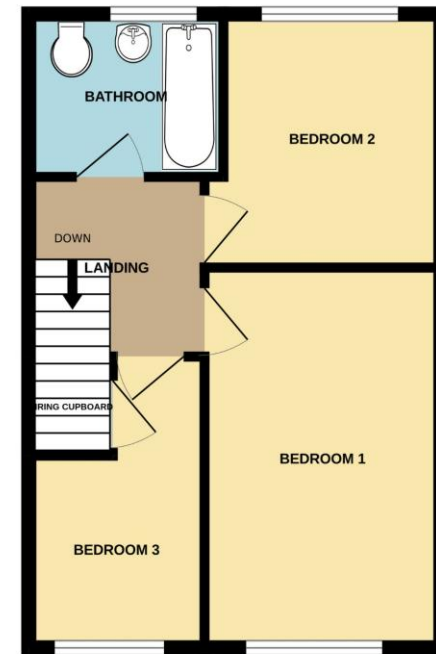
Bedroom Three 9'7" x 6'4" (2.92m x 1.93m)

Family Bathroom 7'2" x 5'5" (2.18m x 1.65m)

GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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