

Beresfords | Est 1968



Offers in the region of £380,000

Freehold | 3 Bed | 2 Bath | House | Semi Detached | Council Tax Band D | EPC C | Ref BRS260193

Shimbrooks Great Leighs CM3 1SH

Located in the ever-requested village of Great Leighs is this well-presented and improved three bedroom semi-detached family home being offered for sale with VACANT POSSESSION.

- No Onward Chain
- Semi-Detached Family Home
- Three Bedrooms
- Two Reception Rooms
- Ground Floor WC
- Family Bathroom and En-Suite Shower Room
- Well-Presented Throughout
- Car Port with Parking Space in Front
- Enclosed Rear Garden
- Popular Location



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





Beresfords - Braintree Sales

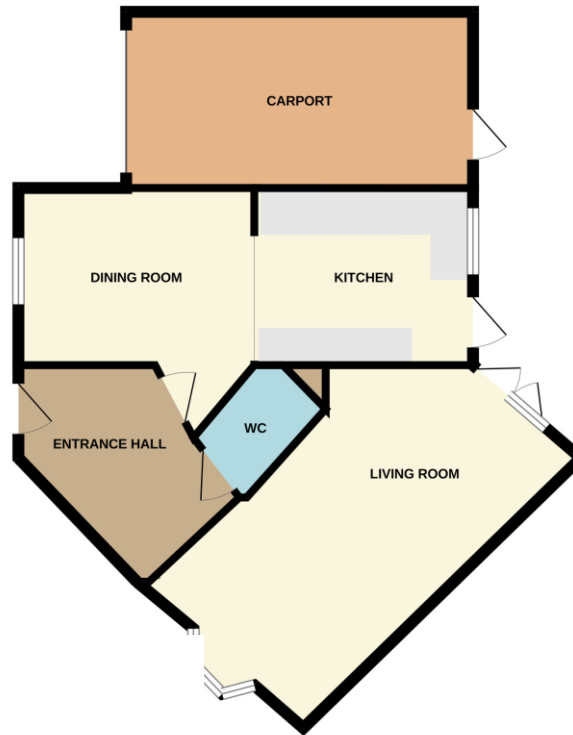
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GROUND FLOOR
660 sq.ft. (61.3 sq.m.) approx.



1ST FLOOR
498 sq.ft. (46.3 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Room Measurements:

Entrance Hall

Dining Room 11'3" x 8'4" (3.43m x 2.54m)

Kitchen 11'3" x 8'9" (3.43m x 2.67m) Open to Dining Room

Living Room 10' x 21'1" (3.05m x 6.43m)

First Floor Landing

Bedroom 3 7'3" x 9'4" (2.2m x 2.84m)

Bedroom 2 9'5" x 10'2" (2.87m x 3.1m)

Bathroom

Bedroom 1 10'10" x 11'8" (3.3m x 3.56m)

En-Suite Shower Room

TOTAL FLOOR AREA: 1158 sq.ft. (107.6 sq.m.) approx.

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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