

£180,000

01621 734300

www.sjwarren.co.uk

The accommodation comprises

FLAT OCCUPIED WITH SITTING TENANT

Located on the West side of Braintree town centre just of Rayne Road, offering walking distance to the shops, railway station and general amenities.

This ground floor two bedroom flat offers a good size lounge, modern fitted kitchen, two double bedrooms and bathroom.

The flat has its own allocated parking space and there are also visiting parking spaces available.

OFFERED WITH NO ONWARD CHAIN.

Entrance hallway.

Secure entry phone system Entrance door to the hallway which has quality wood effect laminate flooring, two storage cupboards, airing cupboard and radiator.

Lounge

14'2 x 10'2

The lounge is a good size again with wood effect laminate flooring, down lighting and television point. Double glazed windows to the side and two radiators.

Kitchen

11'4 × 6'10

The kitchen has a range of modern oak effect wooden fronted eye level units with back tiling, matching base units, drawers and complimentary work surfaces over. Inset one and a half sink, plumbing for washing machine, integrated fridge/freezer, inset gas hob with above extractor and fitted oven below. Down lighting and a double glazed window to the side.

Bedroom one

13'3 x 10

A good size double bedroom with a double glazed window to the side and radiator.

Bedroom two

11'8 x 6'5

Once again a good size double room with a double glazed window to the side and radiator.

Bathroom

Panelled bath with a fitted shower and twin grips, pedestal hand wash basin, close coupled w/c. Down lighting, shaver point, expel air, radiator and a double glazed window to the front.

Allocated parking.

The flat has its own allocated parking along with guest parking spaces.







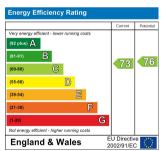
GROUND FLOOR

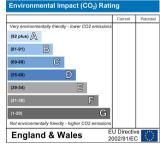


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurem of doors, windows, rooms and any other items are appressionable and on exponsibility in taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. The services, systems and appliances shown have not been rested and no guar so to their open and the services are not applicable on the process.

Consumer Protection from Unfair Trading Regulations 2008.

S J Warren has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.





Malyon, Braintree CM7 2QY £180,000

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