



Malyon, Braintree CM7 2QY
£180,000

To view this property call
01621 734300

SJ WARREN
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.

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

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 x 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.



GROUND FLOOR



While 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 errors or omissions in this statement. This plan is for illustrative purposes only and should be used as a guide only. prospective purchasers. The services, equipment or appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with MyHomeplan 10/2014

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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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