



Glebe Avenue, Braintree, CM7 5RB



welcome to

Glebe Avenue, Braintree

****GUIDE PRICE £300,000–£325,000**** William H Brown present this spacious four-bedroom townhouse over three floors, overlooking playing fields and within walking distance of local amenities.



Entrance Porch

Single glazed door to front and window to side, door to;

Hallway

Radiator, doors to;

Cloakroom

Wash hand basin, low level WC, opaque double glazed window to front.

Lounge

17' 9" x 9' 6" (5.41m x 2.90m)

Double glazed window to front, radiator, converted from the garage.

Kitchen / Diner

10' 8" x 15' 11" (3.25m x 4.85m)

Double glazed window to rear, range of wall and base units with rolled edge work surfaces incorporating inset sink and drainer, storage cupboard, plumbing for washing machine, spaces for appliances, spaces for cooker with extractor hood over.

First Floor Landing

Storage cupboard, radiator.

Bedroom One

10' 6" x 16' 1" (3.20m x 4.90m)

Double glazed window to front, radiator.

Bedroom Four

8' 2" x 8' 1" (2.49m x 2.46m)

Double glazed window to rear, radiator.

Bathroom

8' 3" max x 6' 11" max (2.51m max x 2.11m max)

Opaque double glazed window to rear, enclosed panelled bath with shower over, radiator, extractor fan, low level WC, vanity wash hand basin with units under, part tiled walls, tiled flooring.

Second Floor Landing

Doors leading to:-

Bedroom Two

10' 8" x 16' (3.25m x 4.88m)

Double glazed window to front, radiator.

Bedroom Three

10' 8" x 16' 2" (3.25m x 4.93m)

Double glazed windows to rear, radiator.

Parking

Driveway to front for three cars.

Rear Garden

Low maintenance with patio seating areas to front and rear, lawn area sectioned by wooden fence, various shrubs, flowers and trees, wooden outbuilding to the rear with windows.



view this property online williamhbrown.co.uk/Property/BTR110328



welcome to

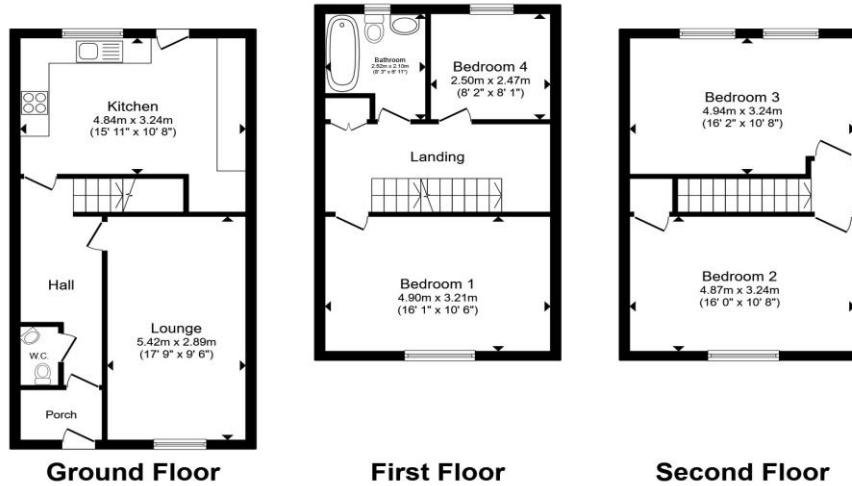
Glebe Avenue, Braintree

- Four Bedroom Town House
- Arranged Over Three Floors
- Kitchen / Diner
- Double Glazing
- Overlooking Playing Fields

Tenure: Freehold EPC Rating: E
Council Tax Band: C

guide price

£300,000 - £325,000



Total floor area 117.7 m² (1,267 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


william
h brown



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BTR110328



Property Ref:
BTR110328 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01376 320018



braintree@williamhbrown.co.uk



51-53 High Street, BRAINTREE, Essex, CM7 1JX



williamhbrown.co.uk