



Boleyns Avenue, BRAINTREE, CM7 5TU

welcome to

Boleyns Avenue, BRAINTREE

**** GUIDE PRICE £190,000 - £200,000 **** William H Brown are pleased to offer this well-presented and generously proportioned two-bedroom first-floor maisonette, ideally located within easy walking distance of local amenities.



Hallway

Loft access. Doors leading to:-

Sitting Room

12' 2" x 11' 6" (3.71m x 3.51m)

Double glazed window. Radiator. Laminate flooring.

Kitchen

9' 6" x 6' 7" (2.90m x 2.01m)

Double glazed window and door. Range of matching base and eye level units with work surface incorporating a stainless steel sink drainer with hot and cold mixer tap. Integrated oven. Four ring electric hob. Plumbing and space for washing machine and dishwasher. Space for fridge freezer.

Bedroom One

11' 6" x 10' 10" (3.51m x 3.30m)

Double glazed window. Radiator. Laminate flooring.

Bedroom Two

8' 2" x 10' 6" (2.49m x 3.20m)

Double glazed window. Radiator. Laminate flooring.

Bathroom

5' 11" x 6' 11" (1.80m x 2.11m)

Obscure double glazed window. P'shaped bath with hot and cold mixer tap and overhead shower. Wall mounted hand wash basin with vanity unit. Pedestal hand wash basin.

Terrace

7' 10" x 14' 1" (2.39m x 4.29m)

Brick terraced seating area.

Garden

Steps leading down to a large personal private rear garden mainly laid to lawn.



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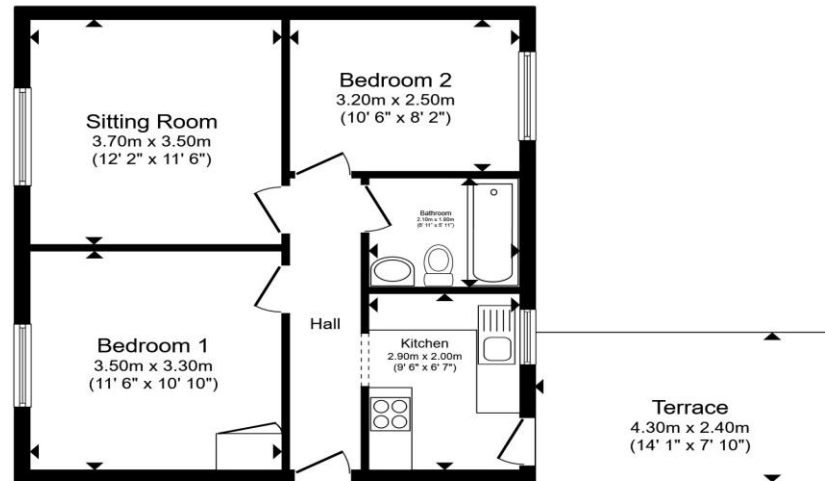
- Two Double Bedrooms
- First Floor Maisonette
- Well Presented
- Double Glazing
- Walking Distance to Local Amenities

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 804.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 121 years from 15 Nov 1991. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



guide price

£190,000 - £200,000

Total floor area 50.3 m² (542 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


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Please note the marker reflects the
postcode not the actual property

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Property Ref:

BTR110442 - 0005

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.



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