



Wall Court, Braintree, CM7 1YN

welcome to

Wall Court, Braintree

William H Brown are delighted to offer this well-presented two-bedroom end-of-terrace home, tucked away in a quiet cul-de-sac within the highly sought-after Tortoiseshell Way development. Ideally located within walking distance of Braintree Railway Station and excellent access to the A120 /A131.



Hallway Lounge

14' 10" max x 13' 1" max (4.52m max x 3.99m max)

Double glazed windows. Radiators. Stairs to first floor. Carpets. Storage cupboard.

Kitchen / Breakfast Room

9' x 14' 9" (2.74m x 4.50m)

Double glazed window. Door to rear garden. Range of matching base and eye level units with work surface over incorporating a one and a half stainless steel sink drainer with hot and cold mixer tap. Integrated oven. Four ring gas hob. space for fridge freezer. Plumbing and space for washing machine. Wall mounted boiler. Laminate flooring. Storage cupboard.

Landing

Loft access. Doors leading to:-

Bedroom One

13' 10" x 11' 4" (4.22m x 3.45m)

Double glazed windows. Radiator. Carpets.

Bedroom Two

12' 4" x 7' 3" (3.76m x 2.21m)

Double glazed window. Radiator. Carpets.

Bathroom

7' 3" x 6' 11" (2.21m x 2.11m)

Obscure double glazed window. Side panel bath with hot and cold mixer tap and overhead shower. Pedestal hand wash basin. Low level WC.

Garden

Commencing with patio seating area and remainder laid to lawn. Enclosed by panel fencing. Shared side access to separate gate.

Parking

Parking for three cars.



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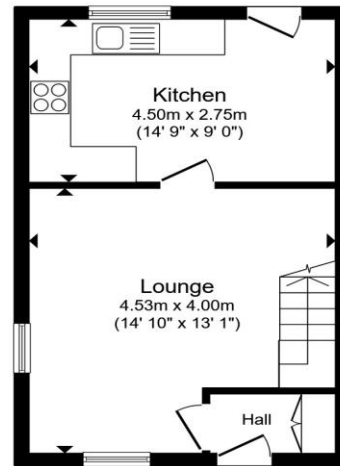
Wall Court, Braintree

- Two Bedroom House
- End of Terraced
- Sought After Location
- Cul-De-Sac
- Walking Distance to Station

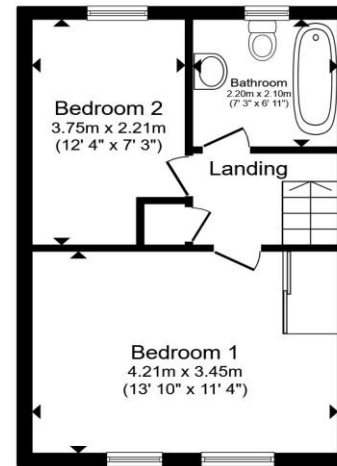
Tenure: Freehold EPC Rating: C

Council Tax Band: C

£300,000



Ground Floor



First Floor

Total floor area 64.4 m² (693 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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Property Ref:
BTR110300 - 0002

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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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