



Howard Close, BRAINTREE, CM7 3DT

welcome to

Howard Close, BRAINTREE

****GUIDE PRICE £290,000 - £300,000**** William H Brown are pleased to offer this stunning two double bedroom semi-detached home, perfectly positioned in a convenient location within easy walking distance of local amenities, Braintree Railway Station and with excellent access to the A120.



Hallway

Stairs to first floor. Laminate flooring, Doors leading to:-

Lounge / Diner

24' 4" x 11' 2" (7.42m x 3.40m)

Double glazed window. Laminate flooring. Vertical radiator. Inset spot lights.

Ground Floor Cloakroom

Obscure double glazed window. Low level WC. Vanity hand wash basin. Heated towel rail.

Kitchen

8' 6" x 15' 9" (2.59m x 4.80m)

Double glazed window and door. Range of matching base and eye level units with work surface over incorporating a sink drainer with hot and cold mixer tap. Plumbing and space for dishwasher. Integrated oven with four ring hob and overhead extractor fan. Space for fridge freezer.

Utility Room

3' 11" x 2' 11" (1.19m x 0.89m)

Work surface and eye level units. Plumbing and space for washing machine.

Landing

Loft access. Doors leading to:-

Bedroom One

10' 6" max x 15' 4" max (3.20m max x 4.67m max)

Double glazed windows. Vertical radiator. Carpets.

Bedroom Two

11' 10" x 8' 11" (3.61m x 2.72m)

Double glazed windows. Vertical radiator. Carpets.

Bathroom

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

Obscure double glazed window. P'shaped bath with hot and cold mixer tap and overhead shower. Vanity hand wash basin. Low level WC. Heated towel rail.

Garden

Large rear garden approximately 100ft. Paved patio seating area. Enclosed by panel fencing. Side access gate.

Parking

Driveway providing off street parking.



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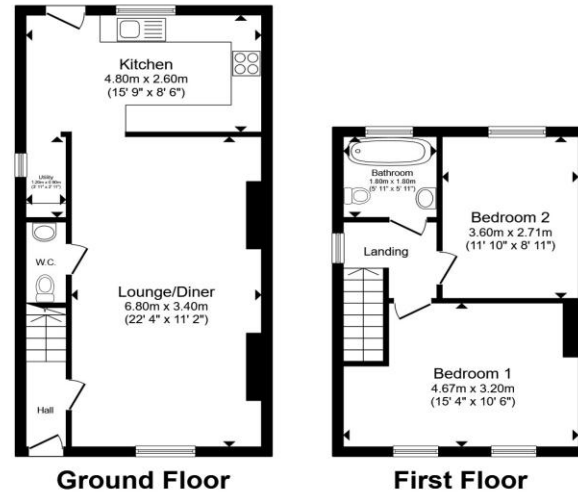
Howard Close, BRAINTREE

- Two Double Bedrooms
- Semi-Detached
- Refurbished to a High Standard
- Utility Room
- Convenient Location

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: B

guide price

£290,000 - £300,000



Total floor area 77.1 m² (829 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:
BTR110663 - 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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