



# 23 Holden Close

, Braintree, CM7 3BU

£1,100



Welcome to this charming two-bedroom, one-bathroom ground flat located in Holden Close, Braintree. Situated in a purpose-built building, offering a modern and comfortable living space perfect for individuals or small families.

One of the standout features of this property is the parking space available for one vehicle, ensuring that you never have to worry about parking in this bustling area. Additionally, being just a stone's throw away from Braintree High Street, you'll have easy access to a variety of shops, restaurants, and amenities, making daily errands a breeze.

For those who rely on public transport, the proximity to the train station is a definite plus, offering convenient travel options for both work and leisure. Whether you're commuting to the city or exploring the picturesque surroundings, this location provides the best of both worlds.

Don't miss out on the opportunity to make this lovely flat your new home with no onward chain.



## ENTRANCE

Newly painted, doors leading to all rooms with carpet to floor.

## LOUNGE / DINER

Newly decorated, good sized shared space for living and dining. Carpet to floor with two windows to front. 1 storage heater and one convector heater at either end of the room.

## KITCHEN

Selection of wall and base units, window to front. Electric oven and 4 ring hob with extractor fan. All white goods to stay in the property.

## BEDROOM 1

Double sized room, carpet to floor and window to rear and 1 storage heater.

## BEDROOM 2

Single bedroom, carpet to floor, window to rear and 1 storage heater.

## BATHROOM

3 piece suite consisting on WC, hand basin and bath with shower attachment.

## EXTERNAL

1 parking space comes with the property.

## INFORMATION

Holding Fee: £253

Deposit: £1269

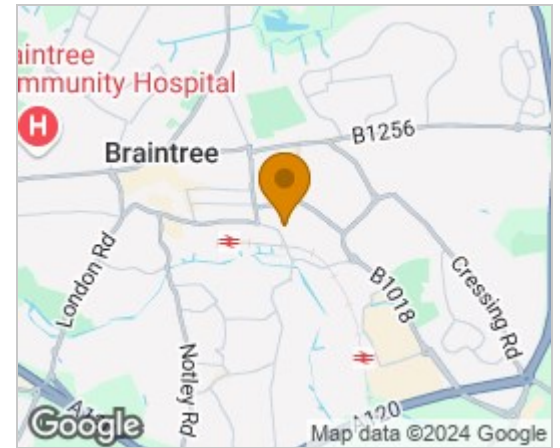
Council Tax Band: C

Available from: Mid-Late October 2024

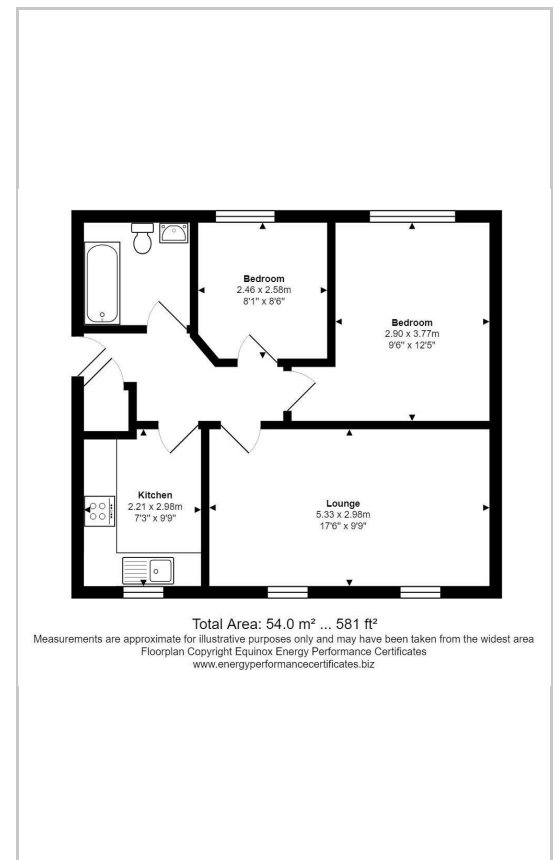
Applicants must be able to show an annual income of £33,000 or more.

No Pets.

## Area Map



## Floor Plans



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	78
(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	

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