



## Warley Close, Braintree

Offers Over £280,000



- Well presented two bedroom house found in popular residential area
- Close to railway station and Town Centre
- Accessible to Freeport Shopping Village and popular schools
- Allocated parking spaces
- Boiler was installed 2023 with a 5 year warranty
- Newly fitted kitchen and three piece bathroom
- Impressive entrance hall, kitchen, lounge and conservatory
- Two well proportioned bedrooms and family bathroom
- Rear garden



**Nestled in the sought-after Warley Close in Braintree, this charming terraced house. Boasting a delightful entrance hall that sets the tone for the rest of the property, this well-presented home features a newly fitted kitchen, a nice size lounge, and a lovely size conservatory that bathes the space in natural light.**

**With two generously sized bedrooms and a new fitted family bathroom, this property offers comfort and style in equal measure. The convenience of allocated parking spaces adds to the appeal, making coming home a breeze.**

**Situated near Braintree railway station, the Town Centre, good schools, and the popular Freeport Shopping Centre, this home is perfectly positioned for those seeking both tranquillity and accessibility to amenities.**

**Step outside to discover a charming rear garden, perfect for enjoying a morning coffee or hosting summer gatherings. Whether you're looking for a cozy retreat or a place to entertain, this property offers the best of both worlds. Don't miss the opportunity to make this house your home in the heart of Braintree.**

Impressive entrance hall commences with stairs leading to first floor accommodation.  
Kitchen 11'6 x 6'3 overlooks the front aspect. Wall and base mounted units with matching storage drawers and built in wine rack. Complimentary work surfaces housing sink drainer. Gas hob, oven and extractor hood to remain. Space for other appliances.  
Lounge 13'4 x 12'8 gives access to conservatory via patio sliding doors. Coved ceiling.  
Conservatory 11'2 x 7'2 gives access to rear garden via French double glazed doors. Double glazed windows. Tiled flooring.

First floor landing is home to two well proportioned bedrooms and family bathroom. Airing cupboard.  
Bedroom one 12'11 x 9'11 double glazed window to rear.  
Bedroom two 12'11 x 9'8 double glazed window to front.  
Bathroom comprises panel bath fitted with shower and glass splash screen door. Vanity wash hand basin and low level WC. Part tiling to walls.

Rear garden commences with patio seating area. Remaining garden is lawned  
The property also has allocated parking spaces.

Council Tax Band: B  
Local Authority: Braintree

Disclaimer: Council Tax is given as a guide only and should be checked and confirmed before exchange of contracts.  
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The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only and are not precise.

Floorplans where included may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.





# Local Life

Braintree is a town and former civil parish in Essex. The principal settlement of Braintree District, it is located 10 miles northeast of Chelmsford and 15 mi west of Colchester. Braintree has a lovely Town Centre offering an array of shops, pubs and restaurants. Railway station and easy access to A120 road links. Nearby popular Freeport Designer Village.



