

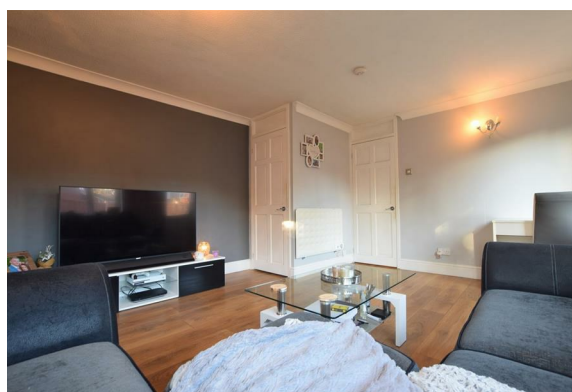


Stour Court, Chelmer Road, Braintree

Guide Price £250,000



- An impressive and excellent size rear garden
- Two bedroom house
- Well presented throughout
- Fantastic size living space
- Two double bedrooms
- Modern kitchen with underfloor heating
- Modern bathroom
- Parking
- Excellent location for local amenities and A120 road links
- Virtual tour available in the tab



Guide price £250,000 - £270,000

Offered for sale in a great location for local amenities and A120 road links is this well presented and fantastic size two bedroom house. Accommodation boasts an entrance hallway, modern kitchen with underfloor heating, lovely size lounge/diner, two double bedrooms and modern bathroom. Externally the property has an impressive and excellent size rear garden along with its own parking.

Enter the property via door to front.

Entrance hall commences with stairs leading to first floor landing.

Kitchen offers a range of wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. Space for appliances including space for freestanding cooker. Tiling to splash backs. Tiled flooring. Double glazed window.

Lovely size lounge gives access to rear garden. External door. Dual aspect double glazed windows. Wooden style flooring. Coved ceiling. Storage cupboard.

First floor landing is home to two double bedrooms and three piece family bathroom.

Main bedroom keeps with the same theme. dual aspect double glazed windows. Smooth to coved ceiling.

Bedroom two. Double glazed window. Smooth to coved ceiling.

Bathroom comprises, white panel bath, wash hand basin and low level wc. Tiling to walls. Obscure double glazed window.

Large rear garden commences with patio seating area, shaped lawn and fencing to boundaries.

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'

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. All verification of property details should be made by your legal representative for the purchase of the property to ensure that all information including but not limited to; Tenure, lease information, parking facilities, planning permission and building regulations is accurate and correct.

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.



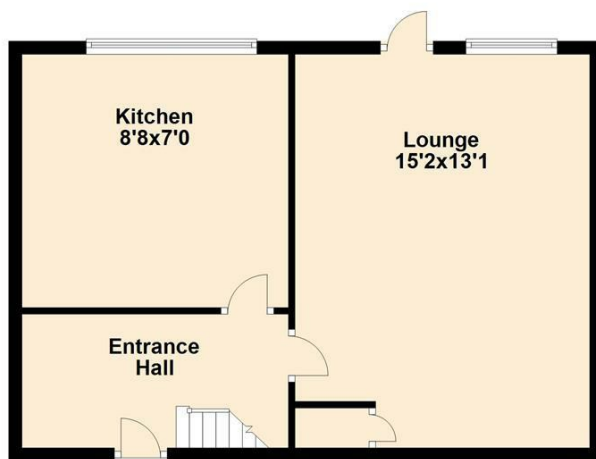
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Local Life

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.



Ground Floor



First Floor

