

for sale

offers in excess of **£275,000**



Meadow Park Braintree CM7 1TD

Connells Braintree is delighted to offer For Sale this well presented two bedroom chalet bungalow situated on the highly sought after over 55's Meadow Park Village.

This property benefits from No Onward Chain.

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Entrance Hall

Radiator, storage cupboard

Open Plan Kitcehn/living Space

24' 3" x 16' 1" (7.39m x 4.90m)

Double glazed french doors to the rear garden, two double glazed windows to the rear, two radiators.

Inset sink unit one and a half bowl with left hand drainer with cupboards under, working surfaces to side with a matching range of wall mounted units with further drawers and cupboards under, built in oven, hob and extractor fan, integrated fridgefreezer, integrated washing machine, built in dishwasher, downlighters, storage cupboard.

Bedroom One

15' 3" x 8' 8" (4.65m x 2.64m)

Double glazed window to the front, radiator.

Downstairs Shower Room

Low level WC, pedestal hand wash basin, walk in shower cubicle, heated towel rail, downlighters.

First Floor Landing

Two velux windows, radiator.

Bedroom Two

18' 9" x 13' 3" (5.71m x 4.04m)

Double glazed window to the front, radiator, storage cupboard,



loft access.

En-Suite

Low level WC, pedestal hand wash basin, paneled bath, heated towel rail, downlighters.

Rear Garden

Commences with a paved patio area with the remainder of the garden laid to lawn.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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17 Great Square
 BRAINTREE CM7 1TX

Property Ref: BRT307544 - 0006

Tenure: Leasehold

EPC Rating: C

view this property online connells.co.uk/Property/BRT307544

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, 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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