

for sale

guide price **£275,000**



Lea Close Braintree CM7 3YP

Discover the perfect blend of comfort and convenience in this charming two-bedroom bungalow located in a tranquil over 55's community.

Situated in a peaceful cul-de-sac location, residents can enjoy a quiet and safe neighbourhood.



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Entrance Hall

Loft access, radiator, storage cupboard.

Kitchen

10' 6" x 6' 4" (3.20m x 1.93m)

Inset stainless steel sink unit with right hand drainer with cupboard under, working surfaces to the side with a matching range of wall mounted units with further drawers and cupboards under, built in oven, hob and extractor fan, space for fridge-freezer, space for further appliances, double glazed window to the front aspect.

Living Room

15' 2" x 9' 9" (4.62m x 2.97m)

Double glazed french doors to the rear aspect, radiator.

Bedroom One

12' 1" x 10' (3.68m x 3.05m)

Double glazed window to the front aspect, radiator.

Bedroom Two

11' 3" x 9' 3" (3.43m x 2.82m)

Double glazed window to the rear aspect, radiator.

Family Bathroom

Low level WC, vanity hand wash basin with cupboards under, panelled bath with shower unit above, fully tiled, heated towel rail, double glazed window to the side aspect.

Loft Space

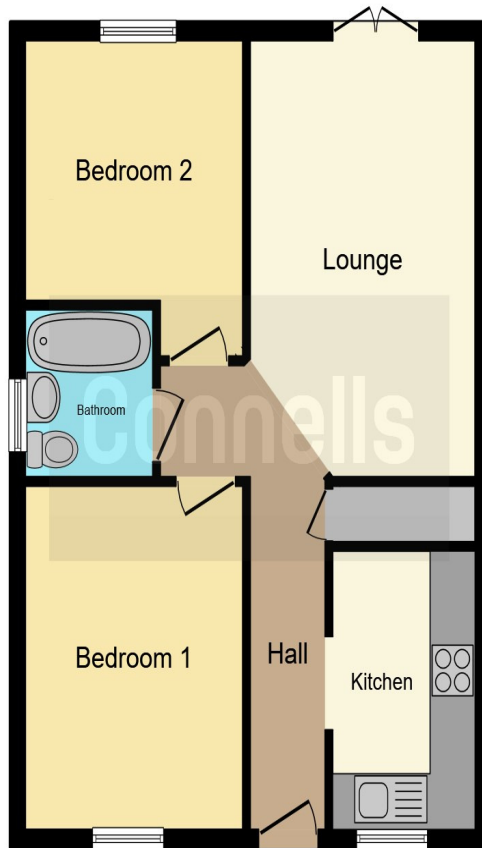


Access via folding steps, light, fully boarded with access to the combi boiler.

Rear Garden

Low maintenance, courtyard style, shed to remain, gate providing access to the front of the property.





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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Property Ref: BRT307506 - 0007

Tenure: Leasehold

EPC Rating: C

view this property online connells.co.uk/Property/BRT307506

This is a Leasehold property with details as follows; Term of Lease 99 years from 16 May 2012. 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.

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