

for sale

guide price **£260,000**



## 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.





# Lea Close Braintree CM7 3YP

## 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



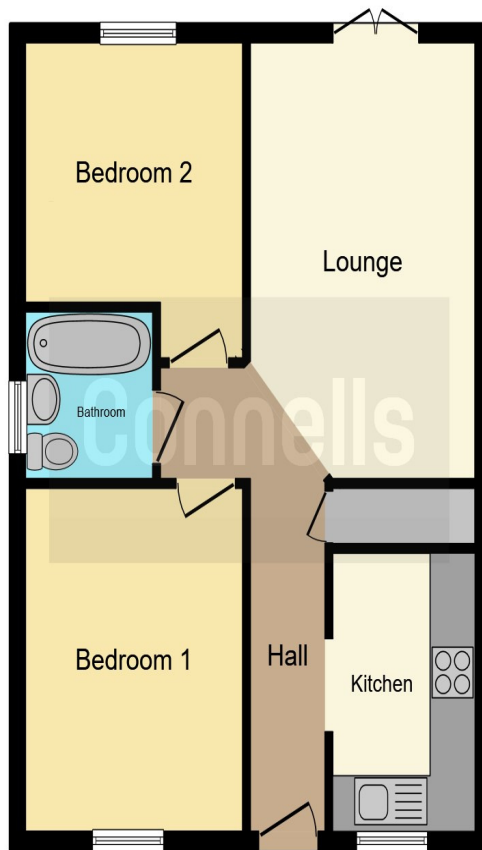
Access via folding steps, light, fully boarded with access to the combi boiler.

## 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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17 Great Square  
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Property Ref: BRT307506 - 0008

**Tenure:** Leasehold

**EPC Rating:** C

**view this property online** [connells.co.uk/Property/BRT307506](http://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.

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