

for sale

guide price **£180,000**



## Bartram Avenue BRAINTREE CM7 3RA

**\*\*Guide Price £180,000-£190,000\*\***

Brand new to market is this well presented one bedroom ground floor maisonette situated within a short distance of both Braintree Town Centre and Braintree Train Station, making it the perfect home for those looking for a convenient and desirable location.



# Bartram Avenue BRAINTREE CM7 3RA

## Entrance Hall

## Living Room

14' 2" x 13' 7" ( 4.32m x 4.14m )  
Open access to dining room

## Dining Room

10' x 8' ( 3.05m x 2.44m )  
Double glazed french doors to the rear aspect, heater

## Kitchen

9' 7" x 6' 7" ( 2.92m x 2.01m )  
Inset stainless steel sink unit with left 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, double

glazed window to the rear aspect.

## Bedroom

13' 7" x 11' 6" ( 4.14m x 3.51m )  
Double glazed window to the front aspect, heater

## Shower Room

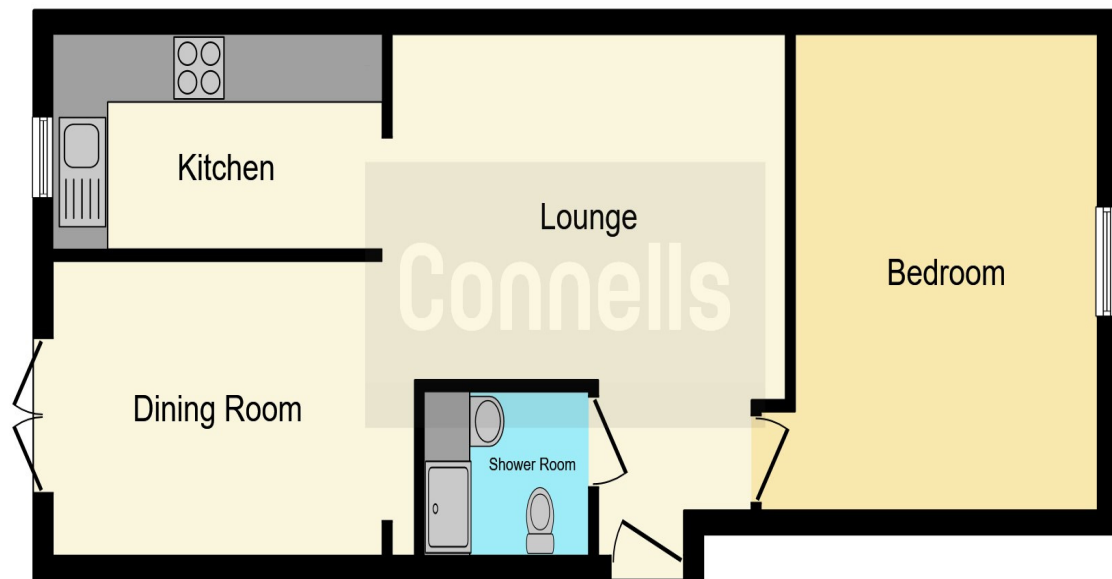
Low level WC, pedestal hand wash basin, walk in shower cubicle, heated towel rail, double glazed window to the side aspect.

## Rear Garden

Mainly laid to lawn







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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17 Great Square  
 BRAINTREE CM7 1TX

Property Ref: BRT308038 - 0005

**Tenure:** Leasehold

**EPC Rating:** D

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This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2022. 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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