

for sale

offers over **£180,000**



The Yard Braintree CM7 3TY

This two bedroom top floor apartment is situated within walking distance to Braintree Town Centre and Braintree Train Station, which provides links to London Liverpool Street, making it the perfect home for those looking for a convenient and desirable location.



The Yard Braintree CM7 3TY

Entrance Hall

Storage cupboard, storage heater, intercom

Living Room

20' 7" x 12' 7" (6.27m x 3.84m)

Double glazed window to the front and rear aspect, heater.

Kitchen

10' 3" x 6' 5" (3.12m x 1.96m)

Inset stainless steel sink unit one and a half bowl 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 washing machine and fridge-freezer, double glazed window to the front aspect.

Bedroom One

10' 9" x 10' 1" (3.28m x 3.07m)

Double glazed window to the rear aspect, fitted wardrobe, heater.

Bedroom Two

9' 9" x 6' 6" (2.97m x 1.98m)

Double glazed window the rear aspect, heater.

Bathroom

Low level WC, pedestal hand wash basin, paneled bath, downlighters, double glazed window to the front aspect.







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

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17 Great Square
BRAINTREE CM7 1TX

Property Ref: BRT308043 - 0005

Tenure: Leasehold

EPC Rating: C

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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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