

for sale

offers in excess of **£190,000**



Kingsmead Park Braintree CM7 9DW

Brand new to market is this two bedroom detached park home catering for the over 55's demographic, this property offers the perfect blend of comfort and convenience.

This home benefits from No Onward Chain.



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Entrance Hall

Storage cupboard, radiator.

Cloakroom

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

Living Room

19' 7" max x 18' 1" max (5.97m max x 5.51m max)
L shaped room, double glazed bay window to the front aspect, two double glazed windows to the side aspect, two radiators, electric fireplace, air conditioning unit.

Kitchen

16' 6" x 9' 8" (5.03m x 2.95m)

Inset sink unit one and a half bowl with right hand drainer with cupboard under, working surfaces to the side with a matching rang of wall mounted units with further drawers and cupboards under, built in oven and hob, space for washing machine and fridge-freezer, two storage cupboards, cupboard enclosing brand new boiler, double glazed door and window to the rear aspect.

Bedroom One

12' 7" x 9' 7" (3.84m x 2.92m)

Double glazed bay window to the front aspect, fitted wardrobes, built in sliding door wardrobes, radiator, ceiling fan.

Bedroom Two

11' 9" x 9' 9" (3.58m x 2.97m)

Double glazed window to the rear aspect, fitted wardrobe,



radiator, heater.

Wet Room

Low level WC, pedestal hand wash basin, rainforest shower unit, radiator, double glazed window to the side aspect.

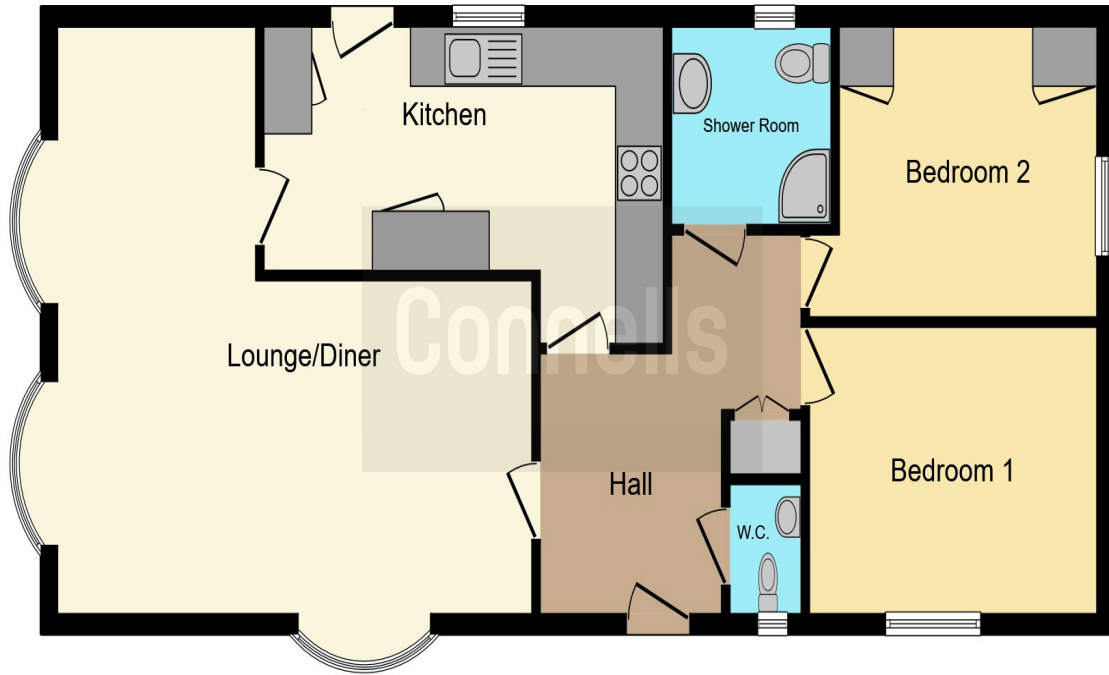
Rear Garden

Paved patio, shed to remain, outside tap, washing line, storage unit.

Agents Notes

Pitch Fee - £215.30/month





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

To view this property please contact Connells on

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17 Great Square
BRAINTREE CM7 1TX

Property Ref: BRT307924 - 0003

Tenure:

EPC Rating: Exempt

view this property online connells.co.uk/Property/BRT307924

We are currently awaiting Tenure details. 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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