

for sale

guide price **£250,000**



Phillips Chase Braintree CM7 9BH

****Guide Price £250,000-£260,000****

Discover the perfect blend of comfort and convenience in this charming two-bedroom mid-terrace home nestled down a quiet cul de sac.



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Living Room

11' 6" x 10' 9" (3.51m x 3.28m)

Double glazed window to the front aspect, electric fireplace, open access to the dining room.

Dining Room

11' 6" x 7' 5" (3.51m x 2.26m)

Double glazed window to the rear aspect, stairs leading to the first floor, two storage cupboards, radiator.

Kitchen

8' 9" x 7' 2" (2.67m x 2.18m)

Inset 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 washing machine, double glazed door to

the side aspect, double glazed window to the rear aspect, radiator.

First Floor Landing

Velux window.

Bedroom One

11' 6" x 10' 6" (3.51m x 3.20m)

Double glazed window to the front aspect, radiator.

Bedroom Two

11' 3" x 7' 5" (3.43m x 2.26m)

Double glazed window to the rear aspect, radiator, loft access, door leading to;



Family Bathroom

Low level WC, pedestal hand wash basin, paneled bath with shower unit above, storage cupboard, radiator, double glazed window to the rear aspect.

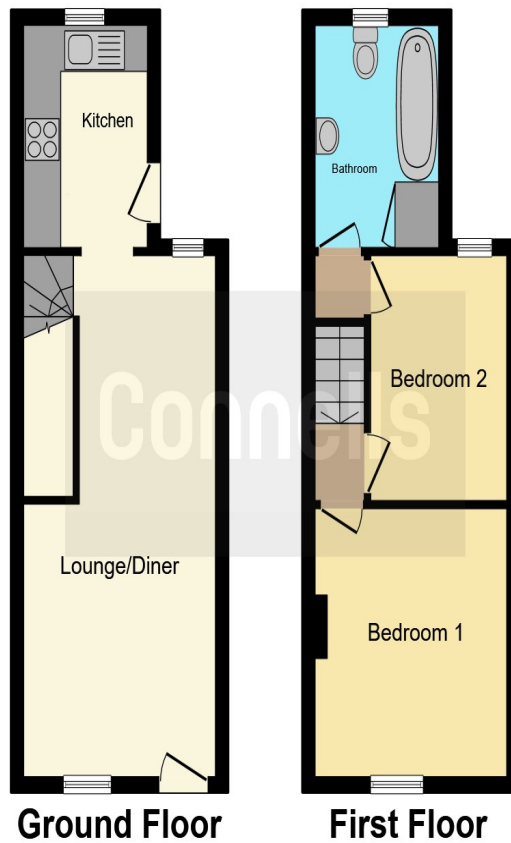
Rear Garden

Courtyard style, shed to remain, outside tap, gate to the side.

Parking

Ample on street parking is available





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
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Property Ref: BRT308094 - 0002

Tenure: Freehold

EPC Rating: Awaited

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