

for sale

guide price **£290,000**



## Orion Way Braintree CM7 9UR

**\*\*Guide Price £290,000-£300,000\*\***

Situated on the sought after 'Fairview Development' is this well presented three bedroom mid terrace home which is the epitome of comfort and convenience.





# Orion Way Braintree CM7 9UR

## Entrance Hall

Stairs leading to the first floor, radiator.

## Living Room/Diner

22' x 12' 8" ( 6.71m x 3.86m )

Double glazed window to the front aspect, double glazed french doors to the rear aspect, radiator, under stair storage cupboard.

## Kitchen

9' 3" x 7' 9" ( 2.82m x 2.36m )

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, space for cooker, washing machine and fridge-freezer, double glazed window and door to the rear aspect.

## First Floor Landing

Airing Cupboard

## Bedroom One

11' 9" x 9' 7" ( 3.58m x 2.92m )

Double glazed window to the front aspect, radiator, loft access.

## Bedroom Two

10' x 9' 6" ( 3.05m x 2.90m )

Double glazed window to the rear aspect, radiator.

## Bedroom Three

6' 8" x 6' 7" ( 2.03m x 2.01m )

Double glazed window to the front aspect, radiator.



## Family Bathroom

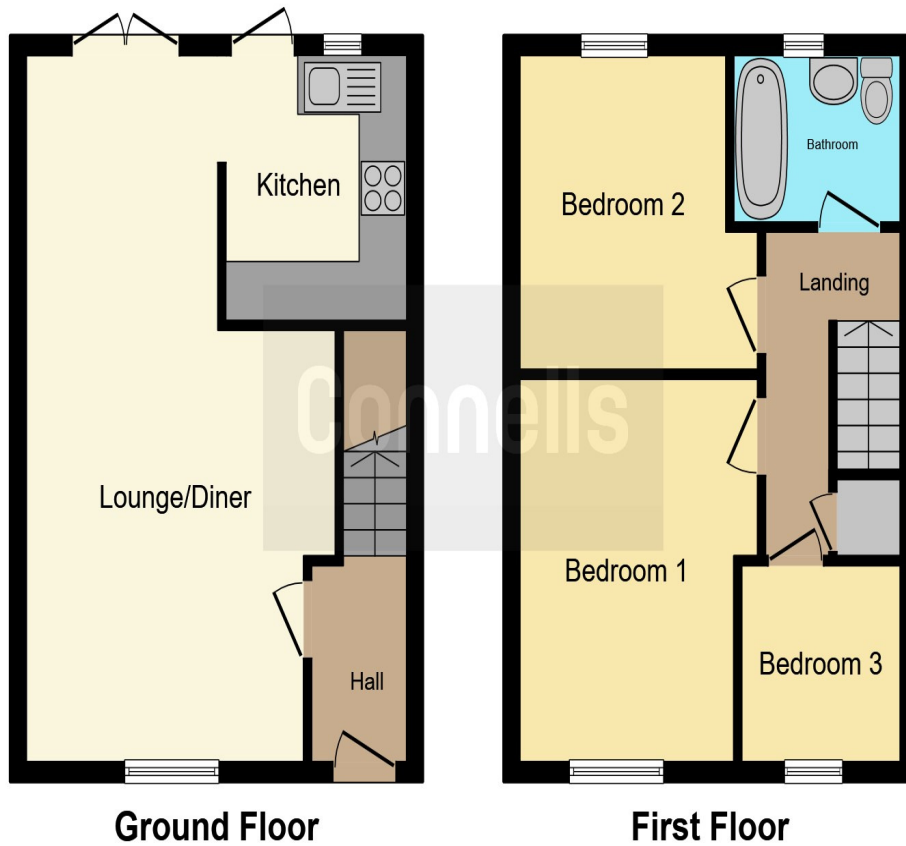
Low level WC, pedestal hand wash basin, paneled bath with shower unit above, heated towel rail, double glazed window to the rear aspect.

## Rear Garden

Commences with a paved patio area with the remainder of the garden laid to lawn, shed to remain, outside tap, gate to the rear.







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)

To view this property please contact Connells on

**T 01376 552 222**  
**E [braintree@connells.co.uk](mailto:braintree@connells.co.uk)**

17 Great Square  
 BRAINTREE CM7 1TX

Property Ref: BRT308127 - 0003

**Tenure:** Freehold

**EPC Rating:** C

**view this property online [connells.co.uk/Property/BRT308127](http://connells.co.uk/Property/BRT308127)**



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)