

for sale

offers over **£270,000**



Springfields Braintree CM77 6GE

Connells Braintree is delighted to offer For Sale this delightful two bedroom mid-terrace home that combines comfort, style and convenience, which benefits from No Onward Chain, making it an ideal opportunity for a smooth and hassle-free purchase.



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Entrance Hall

Stairs leading to the first floor, radiator.

Downstairs Cloakroom

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

Living Room

14' 7" Max x 13' 7" (4.45m Max x 4.14m)

Double glazed french doors to the rear aspect, two radiators, storage cupboard.

Kitchen

9' 9" x 6' 5" (2.97m x 1.96m)

Inset 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 unit with further drawers and cupboards under, space for oven, washing machine and fridge-freezer, built in extractor fan, radiator, double glazed window to the front aspect.

First Floor Landing

Loft access, storage cupboard, radiator.

Bedroom One

11' 8" Max x 8' 6" (3.56m Max x 2.59m)

Double glazed window to the front aspect, radiator,



Bedroom Two

13' 7" into wardrobe x 9' 2" (4.14m into wardrobe x 2.79m)
Double glazed window to the rear aspect, radiator, two built in wardrobes.

Family Bathroom

Low level WC, pedestal hand wash basin, paneled bath with shower unit above, radiator.

Rear Garden

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



To view this property please contact Connells on

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BRAINTREE CM7 1TX

Property Ref: BRT308215 - 0002

Tenure: Freehold

EPC Rating: C

view this property online connells.co.uk/Property/BRT308215



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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