

for sale

fixed price **£159,150**



Warne Avenue Braintree CM7 5FE

Introducing a two bedroom bungalow, now available for shared ownership at 63.66% or 100% ownership. This property is a hidden gem just waiting for your creative vision to breathe new life into.



Warne Avenue Braintree CM7 5FE

Entrance Hall

Loft access, storage cupboard

Living Room

19' 3" max x 11' 1" (5.87m max x 3.38m)

Window to the side aspect, French doors to the rear aspect, two radiators.

Kitchen

13' 1" x 9' 1" (3.99m x 2.77m)

Inset stainless steel 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 appliances, window to the front aspect.

Bedroom One

16' 7" max x 8' 8" (5.05m max x 2.64m)

Window to the rear aspect, radiator.

Bedroom Two

10' 1" x 8' 2" (3.07m x 2.49m)

Window to the front aspect, radiator.

Wet-Room

Low level WC, pedestal hand wash basin, shower area, window to the side aspect.

Rear Garden



Paved patio area with the remainder of the garden laid to lawn, shed to remain.

Agents Notes

Shared Ownership Monthly Charges

Rent- £90.90

Management charge- £12.50

Service charge- £19.43

Insurance- £33.00

Reserve fund- £4.90

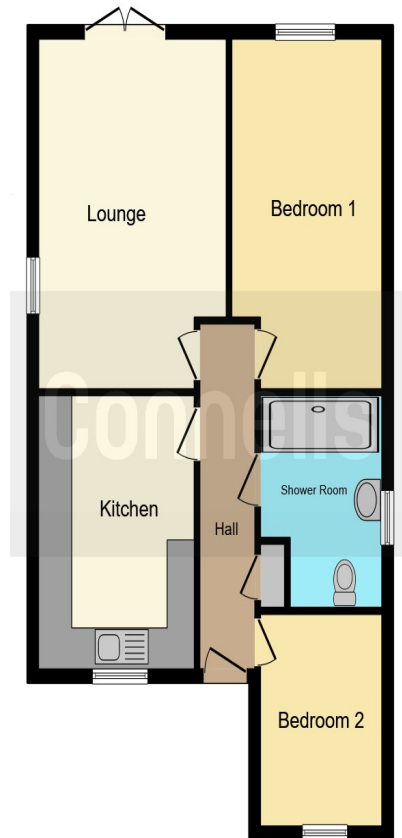
Agents Notes

100% Share - Freehold can be purchased for £150+VAT

Service charge - £19.43/month

Management charge - £12.50/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: BRT308187 - 0009

Tenure: Leasehold

EPC Rating: C

view this property online connells.co.uk/Property/BRT308187

This is a Leasehold property with details as follows; Term of Lease 99 years from 26 Aug 2008. Should you require 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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