



Connells

Leonard Mews  
Braintree





### Property Description

Introducing a charming two bedroom end of terrace gem, which is the epitome of convenience and modern living and would be perfectly suited to a first time buyer looking to enter the property market or for an investor looking to expand their portfolio.

As soon as you step inside, you are greeted by a spacious living room that radiates warmth and comfort, this leads onto the kitchen. Additionally this home enjoys an entrance porch, entrance hall, spacious bedroom and a bathroom.

Externally this well presented home enjoys off road parking. Additional on street parking is also available.

Location in a sought after area, this home is close to Braintree Town Centre and Braintree Train Station which has links to London Liverpool Street, making it easy to access all the amenities the area has to offer. Furthermore 'Braintree Village' with a variety of shopping and leisure facilities are only a short distance away.

Furthermore, the A131 and A120 are easily accessible providing excellent transport links.

## Entrance Porch

## Entrance Hall

## Living Room

14' 6" max x 9' 9" ( 4.42m max x 2.97m )

Window to the front aspect, stairs leading to the first floor, open access to the kitchen

## Kitchen

11' 4" x 5' 9" ( 3.45m x 1.75m )

Inset sink unit 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 side aspect.

## First Floor Landing

Airing cupboard

## Bedroom One

13' 6" x 9' max ( 4.11m x 2.74m max )

Window to the front aspect.

## Bathroom

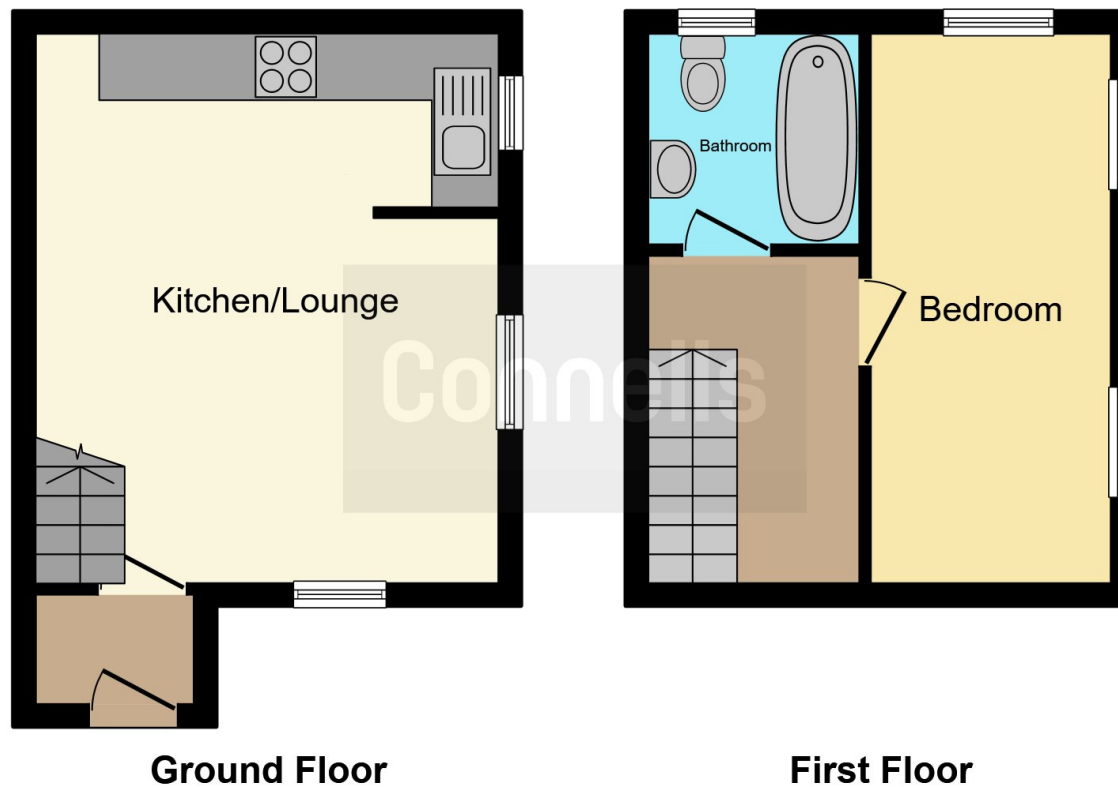
Low level WC, pedestal hand wash basin, paneled bath with shower unit above, heated towel rail, window to the side aspect.











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)

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17 Great Square  
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EPC Rating: Awaited  
 Council Tax Band: B

Tenure: Freehold

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