



Connells

Stour Court
BRAINTREE

Stour Court BRAINTREE CM7 3XG

for sale guide price
£260,000



Property Description

****Guide Price £260,000-£280,000****

Nestled in a quiet cul-de-sac is this well presented two bedroom mid terrace home perfectly suited to a first time buyer or buy to let investor.

The home itself is spacious, allowing for plenty of natural light to flow through the rooms. The property benefits from entrance hall, a modern living room, kitchen, two ample sized bedrooms and bathroom.

Externally this home boasts a larger than average garden with potential to extend STPP. Additionally, this modern home benefits from allocated parking for one, 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.

Additionally '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.

Viewing strongly advised.

Entrance Hall

Stairs leading to the first floor, under stair storage cupboard

Living Room

15' 6" x 13' 1" (4.72m x 3.99m)

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

Kitchen

8' 8" x 7' 7" (2.64m x 2.31m)

Inset stainless steel sink unit with right hand drainer with cupboard under, working surface 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 fridge-freezer and washing machine, double glazed window and door to the rear aspect.

First Floor Landing

Double glazed window to the front aspect, radiator.

Bedroom One

13' 7" x 11' 9" (4.14m x 3.58m)

Two double glazed windows to the rear aspect, double glazed window to the front aspect, built in sliding door wardrobe, radiator.

Bedroom Two

10' 7" x 7' 1" (3.23m x 2.16m)

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

Family Bathroom

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

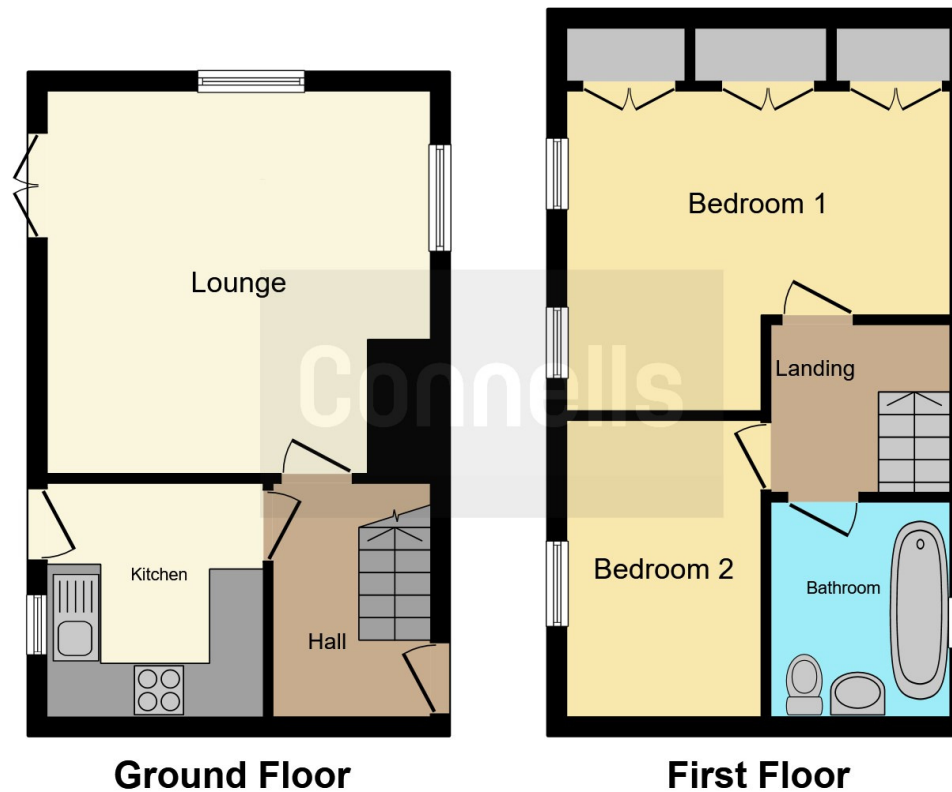
Rear Garden

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









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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T 01376 552 222
E braintree@connells.co.uk

17 Great Square
 BRAINTREE CM7 1TX

EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

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