



17 York Gardens, Braintree, Essex, CM7 9NF

£195,000

- 2 Bedrooms
- Gas central heating
- Share of Freehold
- Double glazing
- Enclosed private rear garden
- Garden
- No onward chain

17 York Gardens, Braintree CM7 9NF

A delightful first floor two bedroom masionette available with no onward chain. The property consists of lounge/diner, fitted kitchen, two bedrooms and bathroom. Double glazed and gas central heating. The property also benefits from having its own private back garden. Viewing is highly recommended.



Council Tax Band: B



Entrance

Via steps to front door leading to :-

Stairs and Hallway

Stairs leading to first floor, hallway with radiator, loft hatch with loft ladder, doors leading to :-

Lounge/Diner

18'10" x 14'4"

Bay double glazed window in lounge area and double glazed window to front in the dining room area. radiator, feature fire place, archway between lounge and dining room.

Fitted Kitchen

10 x 10

Double glazed window to rear aspect, range of base and eye level units, gas hob, electric oven and extractor. There is also a dishwasher, washing machine and fridge/freezer to remain . Part tiled to compliment, single sink with mixer tap, radiator.

Bedroom One

11'8" x 9'3"

Double glazed window to front aspect, radiator.

Bedroom Two

10'2" x 8'3"

Double glazed window to rear, radiator.

Bathroom

Double glazed window to rear aspect, low level WC, panel bath with shower over, wash hand basin, heated towel rail, part tiled to compliment,

Outside

To the rear of the property there is a path leading to an enclosed rear garden which has been mainly laid to lawn with flower and shrub borders. Garden shed.

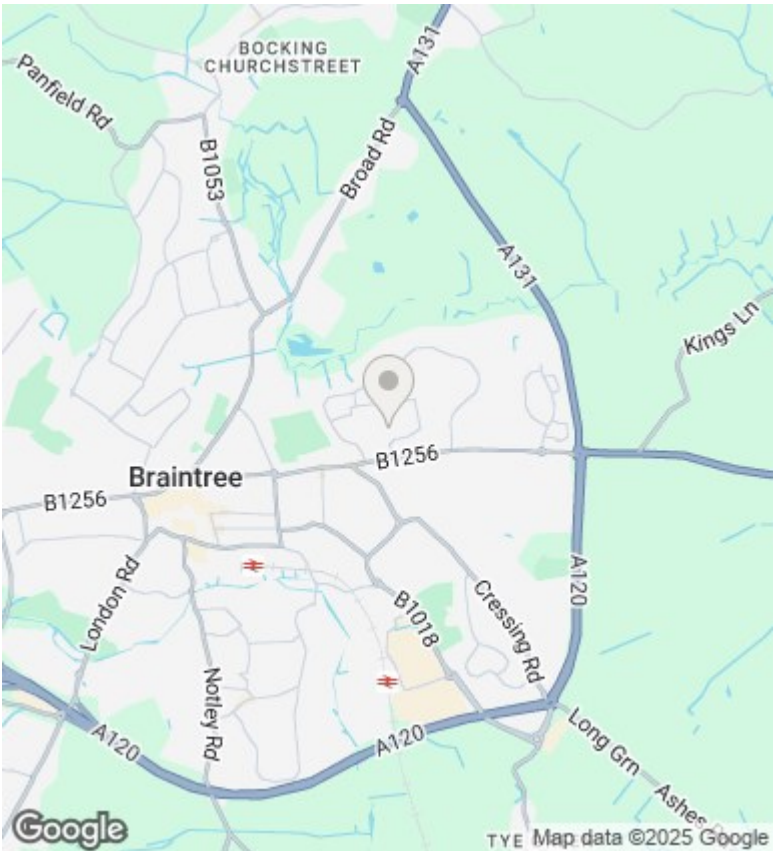
Directions

Viewings

Viewings by arrangement only. Call 01376563656 to make an appointment.

Council Tax Band

B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 