

**Deanery Gardens, Braintree, CM7 5SU** 



## welcome to

# **Deanery Gardens, Braintree**

\*\* INVESTERS & CASH BUYERS ONLY \*\* £130,000 - £140,000 \*\* A first floor one bedroom apartment located on the outskirts of Bocking and benefits from private garden and off road parking.













#### Lounge

11' 6" x 11' 1" ( 3.51m x 3.38m )

Double glazed window to front aspect, radiator, carpets, pendant lighting, storage cupboard.

#### **Bathroom**

Side panel bath with overhead shower, radiator, pedestal hand wash basin, low level WC, part tiled walls.

#### Kitchen

8' 1" x 8' 6" ( 2.46m x 2.59m )

Double glazed window to front aspect, range of base and wall mounted units with work surface over incorporating a stainless steel sink drainer unit, electric oven, gas hob, space for washing machine, wall mounted combi boiler.

#### **Exterior**

Low maintenance paved garden enclosed by panel fencing and off street parking.

#### **Bedroom One**

9' 8" x 8' 1" ( 2.95m x 2.46m )

Double glazed window to rear aspect, radiator, carpets, pendant lighting, inbuilt wardrobe, air conditioning unit.





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- Investors & Cash Buyers Only
- Tenants In Situ
- No Onward Chain
- Private Rear Garden
- Off Street Parking

### Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 12 Aug 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

## guide price

£130,000







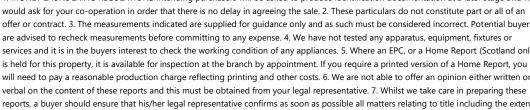


postcode not the actual property

view this property online williamhbrown.co.uk/Property/BTR108241



Property Ref: BTR108241 - 0010 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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