



**Saxon Bank, Braintree CM7 1XZ**



welcome to

## Saxon Bank, Braintree

\*\*GUIDE PRICE £300,000 - £325,000\*\* William H Brown are pleased to offer this well presented three bedroom end of terraced house situated in a quiet cul-de-sac backing onto the River Brain. The property is situated close to Braintree Town Centre & Station and within easy access to the Fitch Way.



### **Entrance Hall**

Stairs to first floor, laminate flooring, doors to

### **Cloakroom**

Low level WC, hand wash basin.

### **Kitchen**

8' 6" x 8' 5" ( 2.59m x 2.57m )

Window to rear aspect, modern base and wall mounted units with marble effect work surface over incorporating a sink drainer with hot and cold mixer taps, integrated fridge / freezer, washer / dryer, double oven with four ring gas hob and extractor fan, inset down lights, plugs have USB connections.

### **Lounge / Diner**

23' 3" x 11' 1" ( 7.09m x 3.38m )

Double glazed window to front aspect, French doors to rear garden, feature fireplace, carpets.

### **First Floor Landing**

Doors to

### **Bedroom One**

11' 11" x 8' 5" ( 3.63m x 2.57m )

Double glazed window to front aspect, radiator, carpets.

### **Bedroom Two**

11' x 8' 4" ( 3.35m x 2.54m )

Double glazed window to rear aspect, fitted wardrobe, carpets.

### **Bedroom Three**

8' 7" x 8' 7" ( 2.62m x 2.62m )

Double glazed window to front aspect, fitted wardrobe, carpets.

### **Bathroom**

Obscure double glazed window to rear aspect, enamel bath, separate shower cubicle, low level WC, hand wash basin.

### **Front Garden**

Driveway to the front providing off street parking for 3 cars, outside tap to front.

### **Rear Garden**

Landscaped rear garden which back onto the River Brain, paved patio area with path to lower garden with lawn area, mature shrub borders, outside tap plus two electrical points and freshly painted shed to remain.



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## Saxon Bank, Braintree

- Three bedroom End Terraced House
- New Kitchen
- Lounge / Kitchen
- Landscaped Rear Garden
- Close to Town & Station

Tenure: Freehold EPC Rating: D

guide price

**£300,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BTR108362 - 0005

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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