



Harkilees Way, Braintree, CM7 5QQ

welcome to

Harkilees Way, Braintree

William H Brown are pleased to offer this two-bedroom end terraced house situated in a convenient location of Braintree. This property would make an ideal first time buy or investment and the property is offered as an end of chain.



Hallway

Double glazed window to front aspect, radiator, stairs to first floor.

Kitchen

10' 8" x 8' 7" (3.25m x 2.62m)

Double glazed window to rear aspect, ??? range of base and wall mounted units with work surface over incorporating a one and a half stainless steel sink drainer, plumbing for washing machine, integrated oven with four ring electric hob, space for fridge freezer, radiator, understairs cupboard.

Lounge

15' 10" max x 15' max (4.83m max x 4.57m max)

Double glazed french door to rear, two double glazed windows to front aspect, two radiators.

Landing

Double glazed window to rear aspect.

Bedroom One

14' 7" max x 14' 4" max (4.45m max x 4.37m max)

Double glazed window to front and rear aspect, radiator.

Bedroom Two

8' 8" x 7' 2" (2.64m x 2.18m)

Double glazed window to front aspect. radiator, two built in cupboards.

Bathroom

Obscure double glazed window to rear aspect, panel enclosed bath with plumbed in over head shower, low level WC, hand wash basin.



view this property online williamhbrown.co.uk/Property/BTR108453



welcome to

Harkilees Way, Braintree

- Two Bedroom End Terraced House
- Ideal First Time Buy or Investment
- Double Glazed
-
-

Tenure: Freehold EPC Rating: C

offers in excess of

£280,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

view this property online [williambrown.co.uk/Property/BTR108453](https://www.williambrown.co.uk/Property/BTR108453)



Property Ref:
BTR108453 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you 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 verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these 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.

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.



william h brown



01376 320018



braintree@williambrown.co.uk



51-53 High Street, BRAINTREE, Essex, CM7 1JX



[williambrown.co.uk](https://www.williambrown.co.uk)