



Litten Tree House, High Street, Braintree CM7 1JS

welcome to

Litten Tree House, High Street, Braintree

** GUIDE PRICE £165,000 to £175,000 ** William H Brown are pleased to offer this one bedroom second floor apartment which is ideal for the first time buyers or a buy to let opportunity. The property is located with excellent access to the town centre and the mainline station to Liverpool Street.



Hallway

Radiator, cupboard housing boiler and plumbing for washing machine.

Lounge / Kitchen / Diner

11' x 25' 6" (3.35m x 7.77m)

Open plan, double glazed windows to side aspect, lounge area, radiator, range of base and eye level units with work surface over incorporation a stainless steel sink drainer with hot and cold mixer tap, integrated oven, hob and extractor fan, integrated appliances.

Bedroom

10' 5" x 16' 7" (3.17m x 5.05m)

Double glazed window to side aspect, radiator

Bathroom

Side panel bath with hot and cold mixer tap and overhead shower, vanity hand wash basin, low level WC, heated towel rail,

Agents Note

The current owner has offered to pay for a years permit parking in the George Yard Surface car park. This will be obtained upon completion of the property.



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Litten Tree House, High Street, Braintree

- One Bedroom Second Ground Floor Apartment
- Ideal First Purchase
- Access to Town Centre & Mainline Station
- Communal Gardens
- Bike Store

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 125 years from 21 Jun 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£165,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BTR108497 - 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.



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