



Dean Rogers Place, Braintree, CM7 5ST

welcome to

Dean Rogers Place, Braintree

William H Brown are pleased to offer this well-equipped two-bedroom first floor maisonette situated on the outskirts of Bocking within close proximity of Braintree's town centre & mainline station to London Liverpool Street.



Entrance Hall

Double glazed door to front, vinyl flooring, stairs to first floor.

Landing

Double glazed window to side, access to loft space, radiator.

Lounge / Diner

12' x 11' 8" (3.66m x 3.56m)

Double glazed window to front, radiator.

Kitchen

9' max x 8' 4" max (2.74m max x 2.54m max)

Double glazed window to front, newly fitted with a range of wall and base units with laminate work surfaces incorporating inset sink and drainer, space for washing machine, fridge/freeze, integrated induction oven, hob and extractor hood over, luxury vinyl flooring, inset spot lights to ceiling.

Bedroom One

9' 2" x 8' 3" (2.79m x 2.51m)

Double glazed window to side radiator.

Bedroom Two

13' 1" max x 9' 3" max (3.99m max x 2.82m max)

Double glazed window to rear, radiator.

Bathroom

Opaque double glazed window to rear, enclosed panelled bath with shower over, low level WC, wash hand basin, fitted shelves, extractor fan, heated towel rail.

Garden

A private rear garden which is mainly laid to lawn, patio area, sheds to remain and enclosed by panelled fencing.

Parking

Driveway parking to the front for two vehicles.



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Dean Rogers Place, Braintree

- Fully Boarded Loft, Great for Storage
- Beautiful Countryside Walks Around Bocking Whilst Also Having Easy Access to Braintree Town Centre and Train Station
- Lease Extension in Progress to be Completed Prior to Sale Completion.
- Two Good Sized Double Bedrooms
- Own Private Garden with a Large Storage Shed

Tenure: Leasehold EPC Rating: C

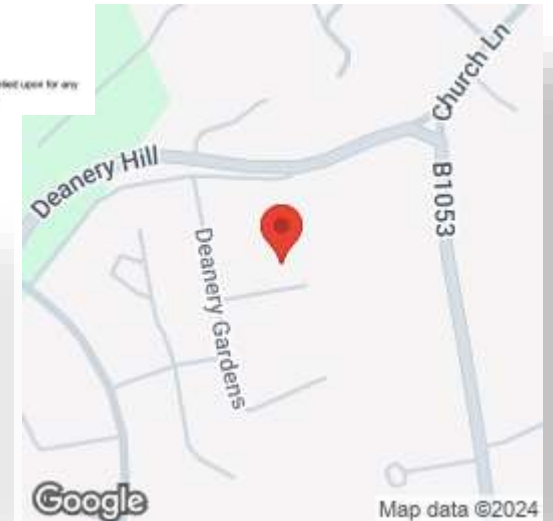
This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£190,000



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

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Property Ref:
BTR108513 - 0006

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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