

Bocking Waterside, Church Street, Braintree, CM7 5GW

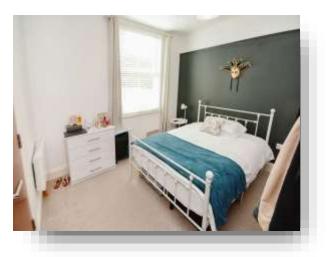


welcome to

Bocking Waterside, Church Street, Braintree

GP £200,000 - £220,000 William H Brown are pleased to offer this stunning two bedroom ground apartment presented to a high standard throughout situated in the sought after village of Bocking close to local amenities. This immaculate property offers a real sense of space with very high ceilings.













Entrance Hall

Laminate flooring. Electric radiator. Doors leading to

Lounge / Kitchen / Diner

22' x 12' 7" (6.71m x 3.84m) Two double glazed windows to front aspect. Range of wall and eye level units with work surface over incorporating a one and a half stainless steel sink drainer with hot and cold mixer taps. Integrated washer / dryer, fridge / freezer and dishwasher. Integrated oven with induction four ring hob and over head extractor fan. Laminate flooring. TV point. Electric radiator.

Bedroom One

11' 8" x 10' 6" (3.56m x 3.20m) Double glazed window to rear aspect. Carpets. Electric radiator. Pendant lighting.

En-Suite

Shower cubicle. Wall mounted hand wash basin. Heated towel rail. Tiled wall and flooring. Inset spot lights.

Bedroom Two

11' 8" + recess x 6' 8" + recess (3.56m + recess x 2.03m + recess) Double glazed window to side aspect. Electric radiator. Carpets.

Bathroom

Side panel bath with overhead shower. Low level WC. Wall mounted hand wash basin. Fully tiled walls. Inset spot lights.

Parking

Car port parking for two vehicles at the rear of the property.





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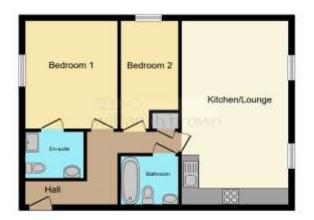
Bocking Waterside Church Street, Braintree

- Two Bedroom Ground Floor Apartment
- Communal Gardens Overlooking the River
- Individual Car Port for Two Cars
- En-Suite to Master and Bathroom
- Sought After Village of Bocking

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Feb 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price **£200,000**



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Property Ref: BTR108743 - 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.



Please note the marker reflects the postcode not the actual property

william h brown



01376 320018



braintree@williamhbrown.co.uk



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



williamhbrown.co.uk