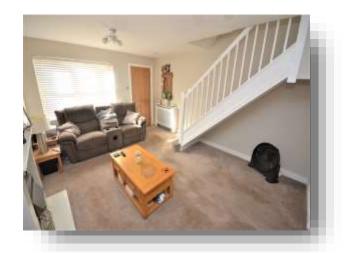


Tortoiseshell Way, Braintree, CM7 1WG

welcome to

Tortoiseshell Way, Braintree

William H Brown are pleased to offer this two bedroom mid terraced property presented in good order throughout and situated in this popular part of Braintree. The property benefits from being close to Braintree Town Centre and has good transport links to the A120 & M11.













Entrance Porch

Access to lounge.

Lounge

12' 3" x 15' 3" (3.73m x 4.65m)

Double glazed window to front aspect, radiator, carpets, pendant lighting, electric fireplace.

Kitchen

12' 2" x 10' (3.71m x 3.05m)

Double glazed window to rear aspect, door to rear garden, range of base and wall mounted units with work surface over and incorporating a sink drainer unit, range cooker with gas hob and extractor fan, space for dishwasher, radiator, laminate flooring, inset spot lights.

Bedroom One

8' 1" x 10' 1" (2.46m x 3.07m)

Double glazed window to front aspect, carpets, pendant lighting, inbuilt storage cupboard.

Bedroom Two

10' 1" x 9' 1" (3.07m x 2.77m)

Double glazed window to rear aspect, carpets, pendant lighting, inbuilt storage cupboard.

Bathroom

Side panel bath, pedestal hand wash basin, low level WC, shower cubicle, heated towel rail, vinyl flooring, fully tiled walls, storage cupboard.

Rear Garden

Mainly laid to lawn, patio area, enclosed by panel fencing.

Parking

There is off street parking for two cars.





welcome to

Tortoiseshell Way, Braintree

- Well Presented Throughout
- **Desirable Location**
- Close to Town Centre
- Close to A120
- Off Street Parking

Tenure: Freehold EPC Rating: Awaited

offers in excess of

£290,000



Ground Floor

First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. We survented by floor energy openings and orientations are approximate. They should not be relied upon for any surpose and do not form any part of an agreement. No liability is taken for any error or resultatement. All parties must rely on their own inspection







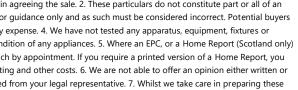
Coogle Map data @2024

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BTR108892



Property Ref: BTR108892 - 0002 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 quidance 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.



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