

Marram Close, Braintree, CM7 1GR

welcome to

Marram Close, Braintree

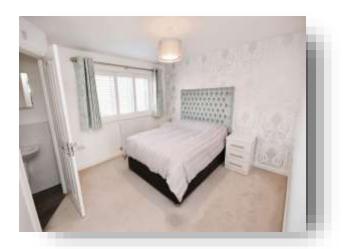
GUIDE PRICE £375,000 - £385,000 William H Brown are pleased to offer this modern three bedroom detached family home situated in the sought after Mill Park Drive Development within walking distance to Freeport Shopping Centre / Retail Park and Railway Station.













Hallway

Stairs to first floor.

Cloakroom

Obscure double glazed window to front aspect. Low level WC. Hand wash basin. Radiator

Kitchen

11' x 8' 7" (3.35m x 2.62m)

Double glazed window to front aspect. Range of base 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 oven. Four ring as hob with overhead extractor fan. Cupboard housing boiler. Integrated appliances. Radiator.

Lounge / Diner

17' 7" max extending to \times 16' max (5.36m max extending to \times 4.88m max)

Two double glazed windows to rear aspect. Double glazed French doors to rear garden. Radiator.

Landing

Doors leading to

Bedroom One

11' 9" $\max x$ 11' 3" $\max (3.58m \max x 3.43m \max)$ Double glazed window to front aspect. Radiator. Door leading to

En-Suite

Obscure double glazed window to front aspect. Walk in shower cubicle. Low level WC. Pedestal hand wash basin. Heated towel rail.

Bedroom Two

10' 3" x 9' 4" (3.12m x 2.84m) Double glazed window to rear aspect. Radiator.

Bedroom Three

10' 3" x 6' 4" (3.12m x 1.93m) Double glazed window to rear aspect. Quadruple wardrobes floor to ceiling. Radiator.

Bathroom

Side panel bath. Low level WC. Wall mounted hand wash basin. Radiator.

Garden

Commencing with large decked patio area and then the remainder laid to lawn. Shed. Enclosed by panel fencing.

Parking

Carport to rear with additional parking in front





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Marram Close, Braintree

- Three Bedroom Family Home
- Detached
- En-Suite to Master Bedroom
- Landscaped Rear Garden
- Carport

Tenure: Freehold EPC Rating: B

quide price

£375,000 - £385,000



This floor plan is for illustrative purposes only. It is not drawn to sole. Any reconstruents, floor press probability any total floor areas, spermings and principlator are approximate. No debates are guaranteed. They connot be reflect upon to any purposes. An allocation is basen for any error, or example, and any approximate to a location in any or error, or example and any approximate to a location in the any or example. A party must be upon to the probability of the probability of









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BTR109027



Property Ref: BTR109027 - 0003 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.





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