



Warwick Close, Braintree, CM7 9JZ

welcome to

Warwick Close, Braintree

**** GUIDE PRICE £300,000 - £310,000 **** William H Brown are pleased to offer this three bedroom end of terraced house situated on the edge of the Fairview Development, views to the Blackwater Nature Reserve and within walking distance to Primary School and local amenities.



Hallway

Double glazed window to side aspect.

Lounge

12' 8" + recess x 13' 5" (3.86m + recess x 4.09m)

Double glazed window to front aspect. Two radiator. Stairs to first floor.

Kitchen / Diner

16' x 8' 2" (4.88m x 2.49m)

Double glazed window to rear aspect. Double glazed French doors to rear garden. Range of matching 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. Space for cooker. Extractor fan. Plumbing and space for appliances. Radiator. Tiled flooring.

Landing

Doors leading to

Bedroom One

9' 7" x 11' 7" (2.92m x 3.53m)

Double glazed window to front aspect. Radiator. Loft access.

Bedroom Two

10' 2" + recess x 8' 2" + recess (3.10m + recess x 2.49m + recess)

Double glazed window to rear aspect. Radiator.

Bedroom Three

6' 7" x 6' 7" (2.01m x 2.01m)

Double glazed window to front aspect.

Bathroom

Obscure double glazed window to rear aspect. Panel enclosed bath with plumbed in shower. Low level WC. Vanity hand wash basin. Heated towel rail.

Exterior

Garden commencing with patio seating area then raised with gravel border and lawn. Enclosed by panel fencing to the right hand side and the rest is via a brick wall. Gate leading to garage with up and over door. Outbuilding to the side of property.



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welcome to

Warwick Close, Braintree

- Three Bedroom House
- End Of Terraced
- Views Of Blackwater Nature Reserve
- Double Glazing
- Gas Central Heating

Tenure: Freehold EPC Rating: C
Council Tax Band: C

guide price

£300,000 - £310,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:
BTR109310 - 0010

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