

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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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



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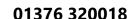
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Property Ref: BTR109310 - 0010 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 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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