



**Harkilees Way, Braintree, CM7 5QQ**

**welcome to**

**Harkilees Way, Braintree**

**\*\*GUIDE PRICE £260,000 - £270,000\*\*** William H Brown are pleased to offer this two bedroom end terraced house situated in a convenient location of Braintree. This property would make an ideal first time buyer.



## Hallway

Double glazed window to front aspect, radiator, stairs to first floor.

## Kitchen

10' 8" x 8' 7" ( 3.25m x 2.62m )

Double glazed window to rear aspect, ??? range of base and wall mounted units with work surface over incorporating a one and a half stainless steel sink drainer, plumbing for washing machine, integrated oven with four ring electric hob, space for fridge freezer, radiator, understairs cupboard.

## Lounge

15' 10" x 15' ( 4.83m x 4.57m )

Double glazed french door to rear, two double glazed windows to front aspect, two radiators.

## Landing

Double glazed window to rear aspect.

## Bedroom One

14' 7" x 14' 4" ( 4.45m x 4.37m )

Double glazed window to front and rear aspect, radiator.

## Bedroom Two

8' 8" x 7' 2" ( 2.64m x 2.18m )

Double glazed window to front aspect. radiator, two built in cupboards.

## Bathroom

Obscure double glazed window to rear aspect, panel enclosed bath with plumbed in over head shower, low level WC, hand wash basin.

## Exterior

Decked patio are, leading to remainder laid to lawn. Enclosed by panel fencing and brick wall. Gate to rear. Driveway to front.



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## Harkilees Way, Braintree

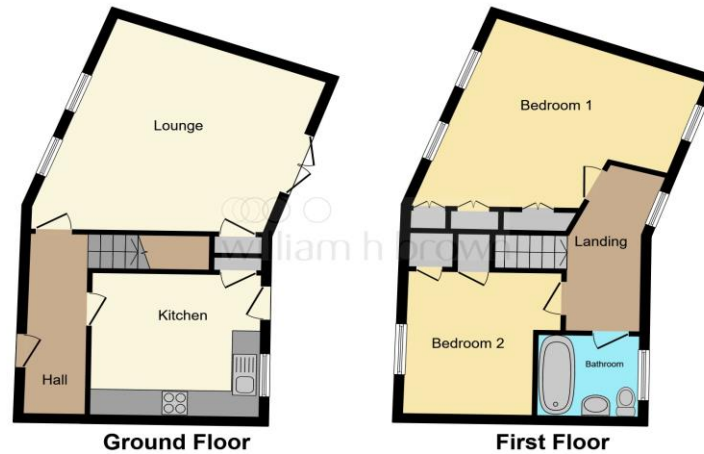
- Two Bedroom End of Terraced House
- Ideal First Time Buyer
- Double Glazed
- Driveway
- Rear Garden

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

**£260,000 - £270,000**



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.focagent.com



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Property Ref:  
BTR109430 - 0005

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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.



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