



Hillside House, Hillside Gardens, Braintree, CM7 1EJ

welcome to

Hillside House, Hillside Gardens, Braintree

**** NO ONWARD CHAIN ** ** GUIDE PRICE £140,000 - £150,000 **** William H Brown are pleased to offer this spacious two bedroom first floor apartment situated within walking distance to Braintree Town Centre, Railway Station and easy reach of the A120.

Hallway

Electric storage heater.

Lounge

12' 3" x 13' 3" (3.73m x 4.04m)

Double glazed window to front aspect. Electric storage heater.

Kitchen

10' 7" x 8' 8" (3.23m x 2.64m)

Double glazed window to front aspect. Range of base and eye level units with work surface over incorporating a one and a half sink drainer with hot and cold mixer taps. Integrated oven with four ring electric hob. Space for fridge freezer. Plumbing and space for washing machine.

Bedroom One

9' 7" x 12' 4" (2.92m x 3.76m)

Double glazed window to rear aspect. Electric storage heater.

Bedroom Two

5' 5" x 12' 5" (1.65m x 3.81m)

Double glazed window to rear aspect. Electric storage heater.

Bathroom

Panel enclosed bath with overhead shower attachment. Low level WC. Pedestal hand wash basin. Hand wash basin.

Storage Cupboard

8' 8" x 3' 9" (2.64m x 1.14m)

Exterior

Parking available.





view this property online williamhbrown.co.uk/Property/BTR109409



welcome to

Hillside House Hillside Gardens, Braintree

- No Onward Chain
- Two Bedroom First Floor Apartment
- Double Glazing
- Close to Braintree Station & Town Centre
- Parking Available

Tenure: Leasehold EPC Rating: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

£140,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BTR109409



Property Ref:
BTR109409 - 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 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.

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.



william h brown



01376 320018



braintree@williamhbrown.co.uk



51-53 High Street, BRAINTREE, Essex, CM7 1JX



williamhbrown.co.uk