

Stafford Crescent, Braintree, CM7 9PS



welcome to

Stafford Crescent, Braintree

William h Brown are pleased to offer this well presented two bedroom house situated in the popular Kings Park Village Development and within walking distance to Lyons Hall Primary School, Tesco's and Blackwater Nature Reserve.













Entrance Hall

Door leads into entrance hall with stairs to first floor, laminate wood flooring, door to:

Lounge

15' 1" x 11' 8" (4.60m x 3.56m)

Double glazed window to front, radiator, laminate wood flooring, arch to;

Kitchen / Diner

14' 8" x 8' 10" (4.47m x 2.69m)

Tiled Flooring, double glazed window and patio doors overlooking and out to the rear garden. kitchen area is fitted with modern units comprising wall units and work surfaces, part breakfast bar, with matching drawer and base units, with inset sink unit. Built in double oven with inset gas hob and hood over. Pull out pantry unit. Provision for washing machine. Down lighters, radiator and under stair storage cupboard

Landing

Access to loft space, doors to:

Bedroom One

14' 8" x 12' (4.47m x 3.66m)

Two double gazed windows to front, radiator, laminate wood floor, built in cupboard

Bedroom Two

11' 4" x 8' 4" (3.45m x 2.54m)

Double glazed window to rear, radiator, laminate wood flooring

Bathroom

White suite comprising Jacuzzi bath with mixer and shower above, low level WC, vanity wash basin, tiled floor and walls, double glazed frosted window to rear, down lighters

Exterior

To the front there is a small front garden with path to entrance door.

There are two allocated parking spaces to the front.

The rear garden is of good sized, with small patio to immediate rear, rest laid to lawn with garden shed and gate giving rear access





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- Two Bedroom Terraced House
- **Double Glazing**
- Gas Central Heating
- Walking Distance of Lyons Hall Primary
- Rear Garden

Tenure: Freehold EPC Rating: C

£280,000

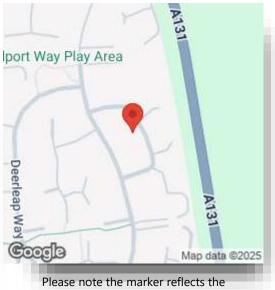


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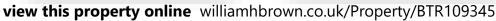








postcode not the actual property





Property Ref: BTR109345 - 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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