

**Keeble Way, Braintree, CM7 3JY** 



## welcome to

# **Keeble Way, Braintree**

\*\* GUIDE PRICE £250,000 - £260,000 \*\* William H Brown are pleased to offer this two bedroom terraced house situated in a convenient location within a short walking distance to Braintree Railway Station and Town Centre.













## Hallway

Vertical radiator. Laminate flooring.

#### Kitchen

7' 8" x 8' 5" ( 2.34m x 2.57m )

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

## Lounge

15' 4" x 11' 8" max ( 4.67m x 3.56m max )

Stairs to first floor. Under stairs cupboard. Sliding patio doors to Conservatory. Laminate flooring. Radiator.

## **Conservatory**

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

Double glazed windows all around. Double glazed French doors to rear garden.

## Landing

Doors leading to

#### **Bedroom One**

12' 2" x 9' 6" ( 3.71m x 2.90m )

Double glazed window to rear aspect. Radiator. Built in triple wardrobes.

#### **Bedroom Two**

12' 5" x 5' 8" ( 3.78m x 1.73m )

Double glazed window to front aspect. Radiator.

#### **Shower Room**

Obscure double glazed window to front aspect. Walk in double shower cubicle. Low level WC. Vanity hand wash basin. Tiled walls.

#### **Exterior**

Rear garden commencing with patio area and remainder laid to lawn. Enclosed by panel fencing. Off street parking to front.





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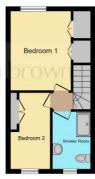
- Two Bedrooms
- Terraced House
- Gas Central Heating
- Walking Distance to Town Centre & Railway Station
- Rear Garden

Tenure: Freehold EPC Rating: C

guide price

£250,000 - £260,000





**Ground Floor** 

First Floor

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. N 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 par must rely upon its own inspection(s). Powered by www.focalagent.com







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