



**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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## Keeble Way, Braintree

- 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**



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.focalagent.com



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Property Ref:  
BTR109529 - 0002

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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.



william h brown



**01376 320018**



[braintree@williamhbr](mailto:braintree@williamhbr)



51-53 High Street, BR/



[williamhbrown.co.uk](http://williamhbrown.co.uk)