



Nelson Gardens, Braintree, CM7 9TG

welcome to

Nelson Gardens, Braintree

William H Brown are pleased to offer this spacious two bedroom first floor maisonette which offers a blend of comfort and convenience in a very quiet area. The property is situated within a short walk to Lyons School, Tesco's Mark Farm, Railway Station and Town Centre.



Hallway

Double glazed door. Radiator.

Landing

Double glazed window to side aspect, Wood effect flooring. Loft access.

Lounge / Diner

16' 10" x 11' (5.13m x 3.35m)

Double glazed window to front aspect. Radiator. Tiled flooring.

Kitchen

9' 7" x 7' 2" (2.92m x 2.18m)

Double glazed window to rear aspect. Range of matching base and eye level units with work surface over incorporating an inset sink drainer with hot and cold mixer taps. Integrated double oven. Four ring hob. Space for fridge freezer. Tiled flooring.

Bedroom One

13' x 9' 6" (3.96m x 2.90m)

Double glazed window to front aspect. Radiator. Built in cupboard. Wood effect flooring.

Bedroom Two

7' 9" x 7' 5" (2.36m x 2.26m)

Double glazed window to rear aspect. Radiator.

Bathroom

Obscure double glazed window to rear aspect. Low level WC. Vanity hand wash basin. Side panel bath with over head shower. Tiled flooring. Heated towel rail.

Exterior

Garage en bloc. Private garden mainly laid to lawn with patio area and flower beds.

Garage

16' 7" x 8' 8" (5.05m x 2.64m)



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welcome to

Nelson Gardens, Braintree

- Stunning Two Bedroom Maisonette
- First Floor
- Spacious Accommodation
- Popular Fairview Estate
- Walking distance to Lyons Hall School

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 350.00

This is a Leasehold property with details as follows; Term of Lease 150 years from 25 Dec 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£220,000



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.localagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:
BTR109207 - 0003

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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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