

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 )





## 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** 



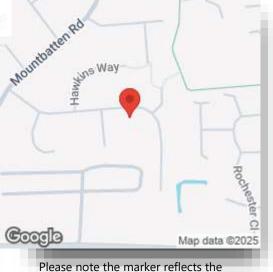
Floor Plan

This floor plan is for fluid/othe purposes only. It is not stoken to suste. Any measurements, floor amous including any total floor owner, openings and cranulation are approximate. No bably is tool from any approximate. No bably is tool from any approximate, the bably is tool from any approximate. No bably is tool from any approximate, the bably is tool from any approximate. No bably is tool from any approximate, the bably is tool from any approximate. The bably is tool from any approximate, the bably is tool from any approximate and they do not from any approximate. The bably is tool from any approximate any approximate and they approximate and they approximate approximate and they approximate approximate and they approximate a









postcode not the actual property

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Property Ref: BTR109207 - 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.

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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Garage

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