

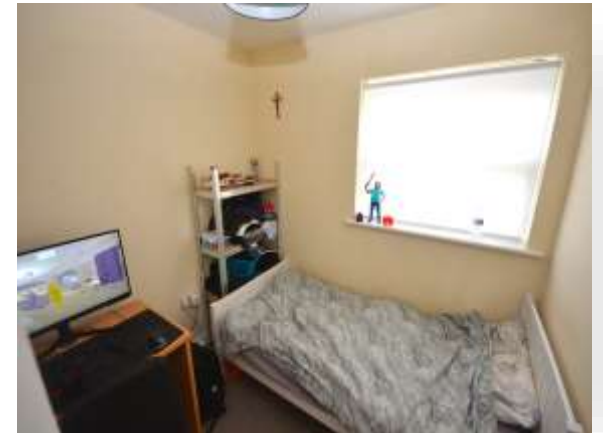


Holden Close, BRAINTREE, CM7 3BU

welcome to

Holden Close, BRAINTREE

**** NO ONWARD CHAIN ** ** GUIDE PRICE £160,000 - £170,000 **** William H Brown are pleased to offer this two bedroom ground floor modern apartment conveniently positioned within a short walking distance to Braintree Mainline Station and within easy reach of Braintree Village (Freeport), the Bus Station and Town Centre.



Entrance Hall

Storage cupboard with compact electric water heater. Doors leading to:-

Kitchen

9' 9" x 7' 3" (2.97m x 2.21m)

Double glazed window to front aspect. Range of matching base and eye level units with work surface over incorporating a one and a half stainless steel sink drainer with hot and cold mixer taps. Freestanding cooker and over head extractor fan. Hoover washer / dryer. Fridge freezer.

Lounge / Diner

17' 3" x 9' 9" (5.26m x 2.97m)

Two double glazed windows to front aspect. Electric storage heater. Pendant lighting. Carpets.

Bedroom One

12' 9" x 9' 6" (3.89m x 2.90m)

Double glazed window to rear aspect. Pendant lighting. Carpets.

Bedroom Two

8' 1" x 7' 9" (2.46m x 2.36m)

Double glazed window to rear aspect. Pendant lighting. Carpets.

Family Shower Room

Walk in shower cubicle. Wall mounted hand wash basin. Low level WC.

Exterior

Allocated parking space. Communal gardens. Play park adjacent to the property.



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Holden Close, BRAINTREE

- No Onward Chain
- Two Bedrooms
- Ground Floor
- Double Glazed Windows
- Short Walking Distance to Town & Station

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1292.56

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 200 years from 25 Dec 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£160,000 - £170,000



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.fiscalagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:
BTR109555 - 0004

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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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