



Middle King, Braintree, CM7 3XY

welcome to

Middle King, Braintree

**** GUIDE PRICE £240,000 to £250,000 **** William H Brown are pleased to present this two-bedroom semi-detached home, ideal for first-time buyers or investors alike. Offering a blend of comfort and convenience, this property is thoughtfully designed for modern living.



Entrance Porch

Lounge

15' 3" max x 15' 3" max (4.65m max x 4.65m max)

L'shaped. Double glazed window to front aspect. Two radiators. Stairs leading to first floor with under stairs storage. Storage cupboard.

Kitchen

9' 2" x 6' 8" (2.79m x 2.03m)

Double glazed window to rear aspect. Range of base and eye level units with work surface over incorporating a stainless steel one and a half sink drainer with hot and cold mixer taps. Built in oven. Four ring hob with overhead extractor fan. Space for fridge freezer. Space and plumbing for washing machine.

Lean To

11' 1" x 9' 1" (3.38m x 2.77m)

Door leading to rear aspect.

First Floor Landing

Loft access. Radiator.

Bedroom One

14' 8" max x 9' (4.47m max x 2.74m)

Two Skylight windows. Radiator. Restricted head height.

Bedroom Two

11' x 6' 8" (3.35m x 2.03m)

Skylight window. Radiator. Restricted head height.

Bathroom

Skylight window. Low level WC. Vanity hand wash basin with cupboard below. Side panel bath with overhead shower. Radiator.

Rear Garden

Courtyard style garden. Shed to remain.



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welcome to

Middle King, Braintree

- Two Bedrooms
- Semi-Detached House
- Cul-De-Sac Location
- Easy Access to A120 & A131
- Walking Distance to Town Centre & Railway Station

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

£240,000 - £250,000



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



Please note the marker reflects the postcode not the actual property

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Property Ref:
BTR109571 - 0005

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