



Haskell Mews, BRAINTREE, CM7 1TF

welcome to

Haskell Mews, BRAINTREE

GUIDE PRICE £290,000 - £300,000

William H Brown are thrilled to present this beautifully presented two-bedroom semi-detached home, positioned on a generous corner plot. Just a short walk from John Ray Primary, Notley High School, and local amenities, this property is ideal for first time buyers.



Entrance

Double glazed door to front.

Open Plan Living Area

23' 7" x 11' 7" (7.19m x 3.53m)

Two double glazed windows. Double glazed French doors to rear. Stairs to first floor with storage under. Range of wall and base units with work surfaces incorporating inset sink and drainer. Breakfast bar. Integrated oven, hob and extractor hood over. Integrated washer machine, fridge and freezer. Space for tumble dryer. Cupboard housing combi boiler. Cupboard housing fuse box. Solid oak flooring. Radiator.

Landing

Access to loft space.

Bedroom One

11' 7" x 9' 4" (3.53m x 2.84m)

Double glazed window to rear aspect. Radiator.

Bedroom Two

11' 8" x 7' 2" (3.56m x 2.18m)

Double glazed window to front aspect. Radiator.

Bathroom

Obscure double glazed window to side aspect. Side panel bath with overhead shower. Vanity hand wash basin. Low level WC. Shaver point. Heated towel rail. Fitted cupboard. Tiled flooring and walls.

Rear Garden

Large garden with paved seating area. Lawn area. Gated side access. Large shrubs. Enclosed by panelled fencing.

Parking

Driveway providing off street parking leading to garage.

Garage

16' 7" x 8' 5" (5.05m x 2.57m)

Up and over door. Power and lighting.



view this property online williamhbrown.co.uk/Property/BTR109702



welcome to

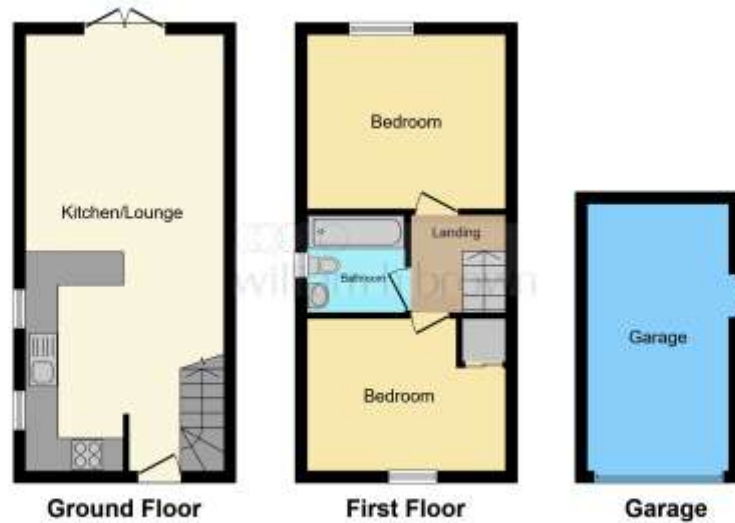
Haskell Mews, BRAINTREE

- Two Bedroom Semi Detached House
- Corner Plot
- Gas Central Heating
- Double Glazing
- Walking Distance to Schools and Local Amenities.

Tenure: Freehold EPC Rating: C
Council Tax Band: B

guide price

£290,000 - £300,000



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 inspections. Powered by www.localagent.com



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/BTR109702](https://www.williamhbrown.co.uk/Property/BTR109702)



Property Ref:
BTR109702 - 0002

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.



william h brown



01376 320018



braintree@williamhbrown.co.uk



51-53 High Street, BRAINTREE, Essex, CM7 1JX



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)