



**Gordon Place, Braintree, CM7 2DL**

**welcome to**

## **Gordon Place, Braintree**

\*Guide Price £325,000 - £335,000\* William H Brown are pleased to offer this delightful two bedroom semi-detached cottage style house situated in a quiet mews in the heart of Braintree Town Centre within easy access of all amenities.



## **Entrance Hall**

Fuse board. Radiator.

## **Lounge / Diner**

13' 4" x 13' 4" + recess ( 4.06m x 4.06m + recess )

L'shaped. Double glazed window to front aspect. Double glazed bi fold doors to rear garden. Two radiators. Stairs to first floor. Door leading to:-

## **Kitchen**

9' 4" x 8' ( 2.84m x 2.44m )

Double glazed window to front aspect. Range of matching base and eye level units with work surface over incorporating a one and half stainless steel sink drainer with hot and cold mixer taps. Integrated oven, four ring induction hob and over head extractor fan. Integrated fridge freezer and dishwasher. Door leading to:-

## **Utility Room**

Cupboard with work surface over. Integrated washer / dryer. Door leading to:-

## **Ground Floor Cloakroom**

Low level WC. Hand wash basin. Radiator.

## **Landing**

Loft access. Radiator. Cupboard housing hot water tank.

## **Bedroom One**

12' 5" max x 12' 5" max ( 3.78m max x 3.78m max )

Restricted head height. Double glazed window to front aspect. Radiator.

## **Bedroom Two**

12' 8" x 9' 11" ( 3.86m x 3.02m )

Restricted head height. Double glazed window to front aspect. Radiator.

## **Bathroom**

Double glazed skylight window. Panel enclosed bath with plumbed in shower over. Low level WC.

Hand wash basin.

## **Garden**

Commencing with patio seating area and remainder laid to lawn. Part brick wall and panel fencing.

## **Parking**

Allocated parking.



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## Gordon Place, Braintree

- Under NHBC Certificate
- Three Years Old (Approximate)
- Two Bedroom Semi-Detached House
- Well Presented
- Integrated Appliances

Tenure: Freehold EPC Rating: C

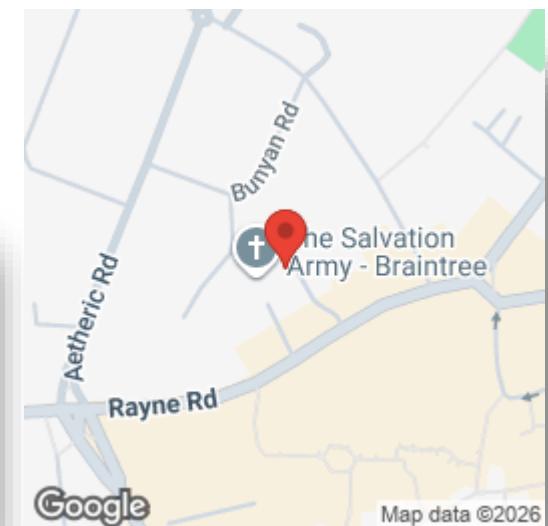
Council Tax Band: C



guide price

**£325,000 - £335,000**

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



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Property Ref:  
BTR109951 - 0004

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