



Orchard Drive, BRAINTREE, CM7 1EQ

welcome to

Orchard Drive, BRAINTREE

NO ONWARD CHAIN * GUIDE PRICE £280,000-£290,000* William H Brown are pleased to offer this spacious two-bedroom semi-detached home situated close to Braintree Town Centre & Train Station, offering convenient access for commuters. The property also benefits from excellent road links to A120 & M11.



Hallway

Stairs to first floor. Doors leading to:-

Lounge / Diner

23' x 13' 1" (7.01m x 3.99m)

L'shaped. Double glazed window to front aspect. Double glazed sliding patio doors to Conservatory. Radiator.

Conservatory

12' 7" x 8' 5" (3.84m x 2.57m)

Double glazed windows all around. Double glazed door to rear garden.

Kitchen

16' 2" x 8' 8" (4.93m x 2.64m)

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. Integrated oven. Four ring electric hob with overhead extractor fan. Integrated fridge freezer. Plumbing and space for appliances. Underfloor heating. Switch for the outside passage security light.

Landing

Loft access and is part boarded. Airing cupboard with switches for the outside security lights. Doors leading to:-

Bedroom One

13' x 12' (3.96m x 3.66m)

Two double glazed windows to front aspect. Radiator.

Bedroom Two

11' 4" x 6' 7" (3.45m x 2.01m)

Double glazed window to rear aspect. Radiator.

Bathroom

8' x 5' 7" (2.44m x 1.70m)

Obscure double glazed window to rear aspect. Side panel bath with overhead shower attachment. Pedestal hand wash basin. Low level WC. heated towel rail.

Garden

Low maintenance rear garden with patio and shingle. Two sheds. Enclosed by panel fencing. Side access gate. Two large storage boxes and water butts to remain.

Parking

Driveway providing off street parking.



check out more properties at williamhbrown.co.uk



welcome to

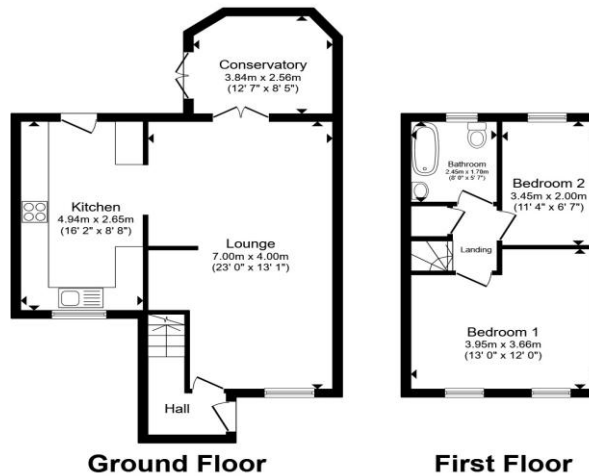
Orchard Drive, BRAINTREE

- No Onward Chain
- Two Bedroom Semi- Detached
- Open Plan Lounge / Diner
- Ideal First Time Purchase
- Gas Central Heating

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

guide price

£280,000 - £290,000



Total floor area 79.6 m² (857 sq.ft.) approx
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.propertybox.io

**william
h brown**



Please note the marker reflects the
postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
BTR109789 - 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