



Marlborough Road, Braintree, CM7 9NH

welcome to

Marlborough Road, Braintree

William H Brown are pleased to offer this four-bedroom detached family home situated on the Fairview Development offering generous living accommodation throughout and fantastic potential for a buyer to modernise and create their dream home.



Porch

Double glazed windows. Door leading to:

Hallway

Stairs leading to first floor. Understairs cupboard. Radiator. Carpets. Door leading to:-

Ground Floor Wc

Obscure double glazed window. Low level WC. Wall mounted hand wash basin and vanity unit.

Kitchen

13' 1" x 11' 2" (3.99m x 3.40m)
Double glazed window. Double glazed door to side path leading to rear garden. Range of matching base and eye level units with work surface over incorporating a stainless steel sink drainer with hot and cold mixer taps. Space for appliances. Storage cupboard.

Lounge

12' 3" x 24' 3" (3.73m x 7.39m)
Two double glazed French doors to rear garden. Radiators. Feature fireplace. Carpets.

Landing

Loft access. Doors leading to:-

Bedroom One

14' 10" x 11' 2" (4.52m x 3.40m)
Double glazed windows. Radiator. Double glazed French doors leading to balcony.

Bedroom Two

9' 2" x 12' 10" (2.79m x 3.91m)
Double glazed window. Radiator. Carpets.

Bedroom Three

9' 2" x 12' 10" (2.79m x 3.91m)
Double glazed window. Radiator. Carpets.

Bedroom Four

7' 3" + recess x 9' 6" to cupboard (2.21m + recess x 2.90m to cupboard)
Double glazed window. Radiator. Carpets. Cupboard housing hot water tank.

Bathroom

6' 7" x 7' 3" (2.01m x 2.21m)
Obscure double glazed windows. Side panel bath with overhead electric shower. Low level WC. Pedestal hand wash basin. Radiator. Carpets. Wall heater. Towel rail.

Garden

Circular lawn approximately 30' x 40' and an array of mature trees and shrubs.

Parking

Driveway providing off street parking leading to garage.

Integral Garage

16' 5" x 9' 2" (5.00m x 2.79m)
Up and over door.



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welcome to

Marlborough Road, Braintree

- Four Bedroom Detached House
- Popular Fairview Development
- Double Glazing
- Gas Central Heating
- Newly Install Boiler

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

offers in the region of

£375,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
BTR110402 - 0006

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