

De-Marci Court, Braintree, CM7 3LW

william h brown

welcome to

De-Marci Court, Braintree

William H Brown are delighted to present this generous three bedroom terraced property in a desirable Braintree setting. Perfect for families or investors, boasting superb transport connections and a charming private garden!













Porch
Entrance hallway leading to lounge and cloakroom.

Ground Floor Cloakroom
Double glazed window to side aspect. Low level WC. Pedestal hand wash basin. Radiator.

Lounge
18' x 11' (5.49m x 3.35m)
Double glazed window to front aspect. Radiator. Stairs to first floor. Storage cupboard.

Kitchen / Diner
13' 10" x 9' 3" (4.22m x 2.82m)
Double glazed window to rear aspect. Double glazed French doors to rear garden. Range of matching base and eye level units with work surface over incorporating a one and a half sink drainer with hot and cold mixer taps. Integrated double oven. Four ring gas hob . Extractor fan. Plumbing and space for appliances. Radiator.

First Floor Landing
Loft access. Doors leading to:-

Bedroom One
11' 6" x 9' 3" (3.51m x 2.82m)
Double glazed window to front aspect. Radiator.

En-Suite
Low level WC. Hand wash basin. Walk in shower cubicle.

Bedroom Two
11' 8" x 7' 8" (3.56m x 2.34m)
Double glazed window to front aspect. Radiator.

Bedroom Three
8' 3" x 5' 11" (2.51m x 1.80m)
Double glazed window to rear aspect. Radiator.

Bathroom
Side panel bath with hot and cold mixer taps and overhead shower attachment. Pedestal hand wash basin. Low level WC.

Rear Garden
Commencing with patio seating area and remainder laid with artificial lawn. Enclosed by panel fencing.

Parking
Off street parking leading to garage.

Garage
22' 3" x 9' 2" (6.78m x 2.79m)

welcome to

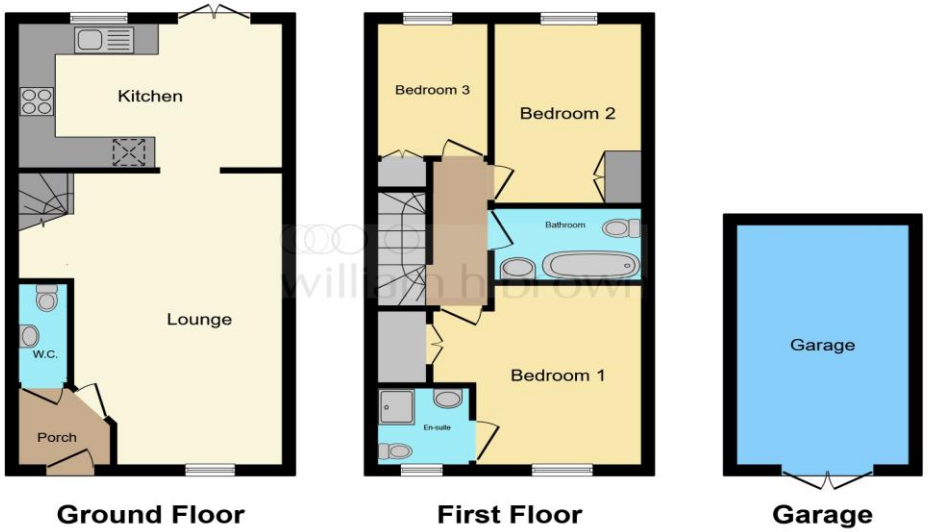
De-Marci Court, Braintree

- No Onward Chain
- Three Bedroom Family Home
- Gas Central Heating
- Close Proximity to Braintree Village
- Off Street Parking & Garage

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

offers over

£290,000



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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The Property Ombudsman

Property Ref:
BTR109768 - 0010

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.

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