



**Stuarts Way, Chapel Hill, Braintree, CM7 3RF**

**welcome to**

## **Stuarts Way, Chapel Hill, Braintree**

William H Brown proudly presents this highly desirable over-55s two-bedroom semi-detached bungalow in the sought-after Chapel Hill area of Braintree — offered with no onward chain for an effortless, stress-free move.



## **Entrance Hall**

Night storage heater. Storage cupboard. Loft access.

## **Shower Room**

Obscure double glazed window to side aspect. Shower cubicle. Low level WC. Vanity hand wash basin. Heated towel rail.

## **Lounge / Diner**

14' 3" x 10' 2" ( 4.34m x 3.10m )

Double glazed bay window to front aspect. Night storage heater.

## **Kitchen**

9' x 7' 5" ( 2.74m x 2.26m )

Double glazed window to front aspect. Range of base and eye level units with roll edge work surface over incorporating a one and a half sink drainer with hot and cold mixer taps. Plumbing and space for washing machine. Space for fridge freezer. Integrated oven with four ring electric hob.

## **Bedroom One**

10' 2" x 10' 1" ( 3.10m x 3.07m )

Double glazed window to rear aspect. Wall mounted heater.

## **Bedroom Two**

9' x 8' ( 2.74m x 2.44m )

Double glazed window to rear aspect. Wall mounted heater.

## **Exterior**

Communal garden and parking.



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welcome to

## Stuarts Way, Chapel Hill, Braintree

- On Onward Chain
- Semi-Detached Bungalow
- Over 55's Only
- Communal Gardens
- Close to Town Centre

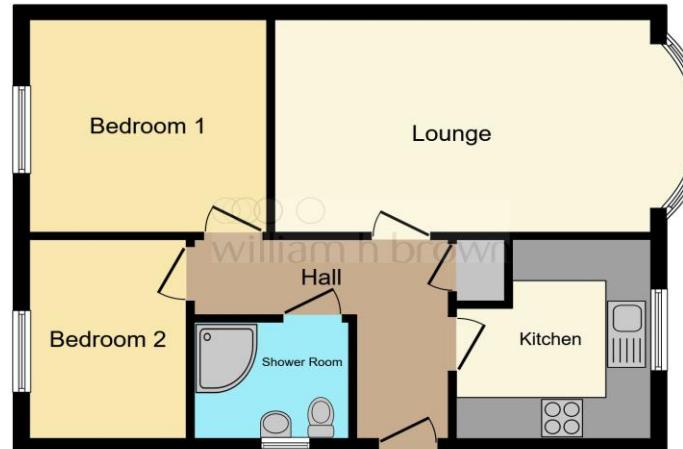
Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

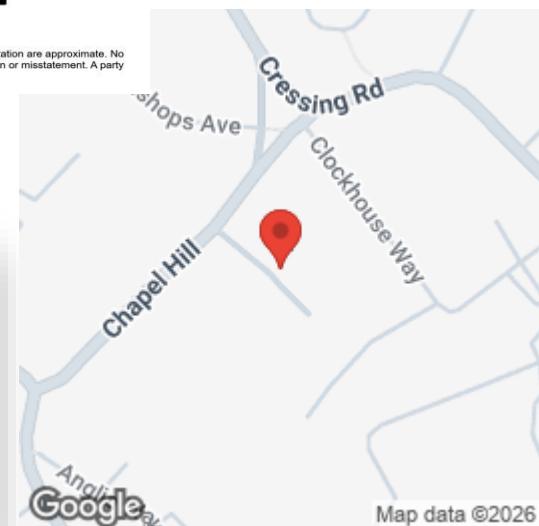
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£180,000**



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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Please note the marker reflects the postcode not the actual property



Property Ref:  
BTR109928 - 0004

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



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