



**Connells**

The Chaseway  
Braintree



## Property Description

Nestled in a tranquil cul de sac, this charming semi-detached bungalow boasts a pristine one-bedroom layout, perfect for those aged 55 and over.

This home benefits from No Onward Chain making your transition into this delightful residence is seamless and stress free.

As soon as you step inside, you are greeted by a spacious living room that radiates warmth and comfort, this leads onto the kitchen. Additionally this home enjoys an entrance hall, spacious bedroom and a shower-room.

Externally this home benefits from off road parking and a private rear garden.

This home is a short distance to Braintree Town Centre and Braintree Train Station which direct links to London Liverpool Street, there is also a bus stop within walking distance which provides links to the Town Centre, Colchester City Centre and Chelmsford City Centre.

Furthermore this property is within walking distance to local amenities.

Additionally the A120 and A131 are within easy access.

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or

bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that

can change.

## Entrance Hall

## Living Room

21' 8" x 9' ( 6.60m x 2.74m )

Double glazed patio doors to the rear aspect, double glazed window to the rear aspect, two radiators.

## Kitchen

8' 3" x 8' 3" ( 2.51m x 2.51m )

Inset sink unit one and a half bowl with right hand drainer with cupboard under, working surface to the side with a matching range of wall mounted units with further drawers and cupboards under, built in oven, hob and extractor fan, space for fridge and freezer, space for washing machine, downlighters.

## Bedroom

12' 6" x 9' 6" ( 3.81m x 2.90m )

Double glazed window to the front aspect, built in mirror fronted wardrobes, radiator.

## Shower Room

Low level WC, pedestal hand wash basin, walk in double shower cubicle, radiator, double glazed window to the front aspect.

## Rear Garden

Commences with a paved patio area with the remainder of the garden laid to lawn.









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](http://www.focalagent.com)

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17 Great Square  
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EPC Rating: C Council Tax  
Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/BRT308688](http://connells.co.uk/Property/BRT308688)**



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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