



Connells

Chelmer Road
Braintree

Chelmer Road
Braintree CM7 3PX

for sale guide price
£220,000



Property Description

This one bedroom end of terrace home is the epitome of convenience and modern living and would be perfectly suited to a first time buyer looking to enter the property market or for an investor looking to expand their portfolio.

This property benefits from No Onward Chain which makes the buying process smoother and hassle-free.

Step inside to find a welcoming entrance porch that leads you into a spacious living room with direct access to the contemporary kitchen. Additionally this home enjoys a well proportioned bedroom and a bathroom

This well presented home benefits from off road parking, private rear garden and scope to extend STPP.

This home offers the convenience of easy access to amenities, reputable schooling, Braintree Town Centre, Braintree Village and transportation including being a stones throw from Braintree Train Station and Braintree Freeport Station with direct links to London Liverpool Street.

Additionally the A120 and A131 with links to Chelmsford City and Stansted Airport offer great commuting links nearby.

"Please be aware that we require ID and proof of address from all buyers prior to formally processing any accepted offers. An

AML fee of £80 (including vat) is also payable at this stage and covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead"

Entrance Porch

Radiator

Living Room

11' 11" x 10' 11" (3.63m x 3.33m)

Double glazed window to the front aspect, stairs leading to the first floor, radiator, archway leading to the kitchen.

Refitted Kitchen

11' 1" x 6' 2" (3.38m x 1.88m)

Inset stainless steel sink unit with right hand drainer with cupboard under, working surfaces 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 washing machine and fridge-freezer, double glazed window and door to the rear aspect.

First Floor Landing

Storage cupboard, loft access.

Bedroom One

10' 11" x 8' 8" (3.33m x 2.64m)

Double glazed window to the rear aspect,

radiator.

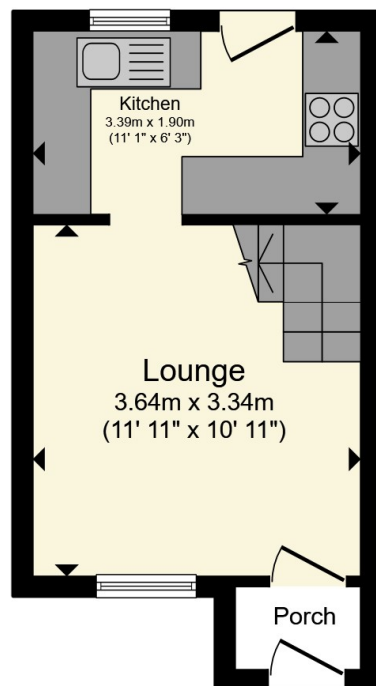
Bathroom

Low level WC, hand wash basin, paneled bath with shower unit above, radiator, double glazed window to the front aspect.

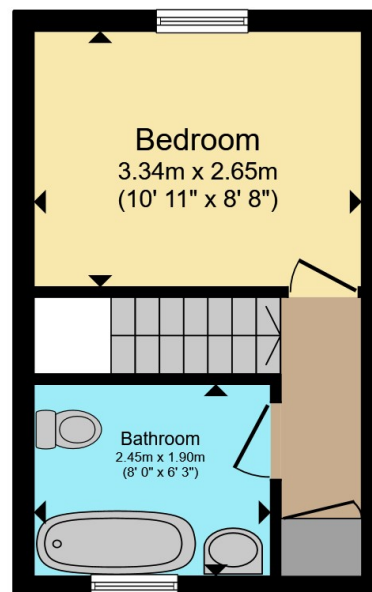








Ground Floor



First Floor

Total floor area 38.2 m² (412 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



To view this property please contact Connells on

T 01376 552 222
E braintree@connells.co.uk

17 Great Square
 BRAINTREE CM7 1TX

EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/BRT308786



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BRT308786 - 0012