

Oak Tree Gardens, Braintree, CM7 5FH

william h brown

welcome to

Oak Tree Gardens, Braintree

GUIDE PRICE £240,000 - £250,000 William H Brown are delighted to present this attractive two-bedroom terraced home, ideally situated on Oak Tree Gardens, conveniently located for Braintree Town Centre, local amenities, schools and transport links.













Entrance Hall
Stairs to first floor. Radiator. Built in cupboard. Door leading to:-

Ground Floor Cloakroom
Obscure double glazed window to front aspect. Low level WC. Hand wash basin. Radiator.

Kitchen
9' x 6' 7" (2.74m x 2.01m)
Double glazed window to front. Range of matching base and eye level units with work surface over incorporating sink drainer. Built in oven. Four ring gas hob. Extractor fan. Plumbing and space for washing machine. Space for fridge freezer. Cupboard housing boiler. Radiator.

Lounge
19' 4" x 9' 6" (5.89m x 2.90m)
Double glazed window and French doors to rear garden. Radiators.

Landing
Double glazed window to front. Radiator. Airing cupboard. Loft access. Doors leading to:-

Bedroom One
9' 10" x 9' 10" (3.00m x 3.00m)
Double glazed window to rear. Radiator.

Bedroom Two
9' 10" x 9' 1" (3.00m x 2.77m)
Double glazed window to rear. Radiator.

Bathroom
6' 3" x 6' 3" (1.91m x 1.91m)
Obscure double glazed window to front. Pedestal hand wash basin. Low level WC. Side panel enclosed bath with hot and cold mixer taps and shower attachment. Radiator. Extractor fan.

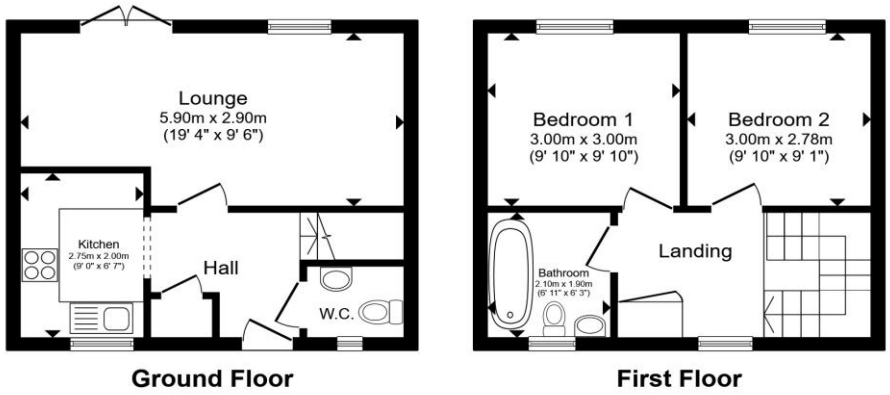
Exterior
Path leads to entrance door to the front with recess area for refuse bins and as mentioned overlooks attractive landscaped communal garden/play area to the front. The rear garden has patio to the immediate rear of the property with path leading to rear garden shed and gate giving access to rear parking where we understand there is one allocated parking space.

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Oak Tree Gardens, Braintree

- Two Bedroom House
- Lounge / Diner
- Ground Floor Cloakroom
- Allocated Parking
- Enclosed Rear Garden

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



guide price

£240,000 - £250,000

Total floor area 60.2 m² (648 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









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
BTR110691 - 0004

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