



9 PYGOT PLACE, BRAINTREE CM7

OFFERS IN EXCESS OF £170,000

2 Bedrooms | 1 Bathrooms | 1 Reception

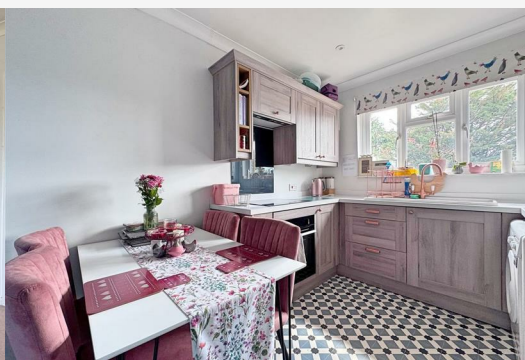
**** IDEAL FIRST TIME PURCHASE **** A WELL-PRESENTED TWO Bedroom First Floor MAISONETTE offers the perfect blend of COMFORT and CONVENIENCE, making it an excellent choice for FIRST TIME BUYERS or those seeking a LOW-MAINTENANCE home in a quiet, yet well-connected location.

Internally the property boasts a spacious Lounge/Diner, with a WELL-EQUIPPED kitchen. Offering TWO GENEROUS BEDROOMS with ample space for wardrobes and storage, together with a MODERN BATHROOM suite.

Externally the property benefits from its OWN PRIVATE GARDEN, a rare find for maisonettes, providing the perfect outdoor space for relaxing, entertaining, or even a spot of gardening.

Positioned within easy reach of LOCAL AMENITIES including shops, schools and open parks, this charming home also benefits from excellent TRANSPORT LINKS to nearby towns and rail services into London, making it perfect for both commuters and small families alike.

Opportunities like this RARELY COME TO MARKET, early viewing is highly advised to avoid disappointment!



Hallway

Carpet flooring, loft access, doors to:

Lounge 13'9 x 11'5 (4.19m x 3.48m)

Carpet flooring, window to front, radiator, feature fireplace, storage cupboard.

Kitchen 10'8 x 8'5 (3.25m x 2.57m)

Vinyl flooring. wall & base units, integrated oven with 4 ring electric hob with extractor over, integrated fridge freezer, space for washing machine, ceramic sink, window to rear, radiator.

Bedroom One 11'5 x 10'4 (3.48m x 3.15m)

Carpet flooring, window to rear, radiator

Bedroom Two 9'6 x 6'9 (2.90m x 2.06m)

Laminate flooring, window to rear, radiator, door leading onto balcony.

Bathroom

Vinyl flooring. bath with shower over, pedestal hand wash basin, WC, obscure window to side

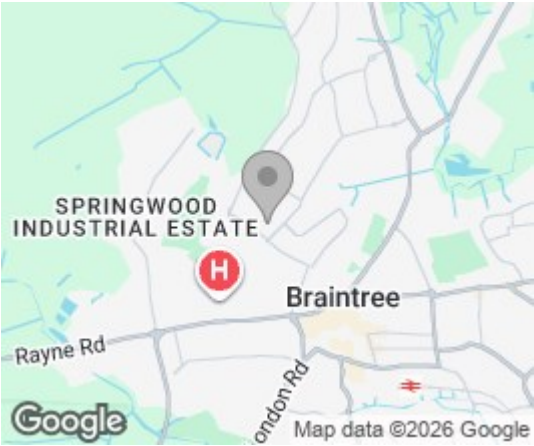
Rear of Property

Private rear garden, laid to lawn, enclosed by panel fencing, 3x outbuildings.

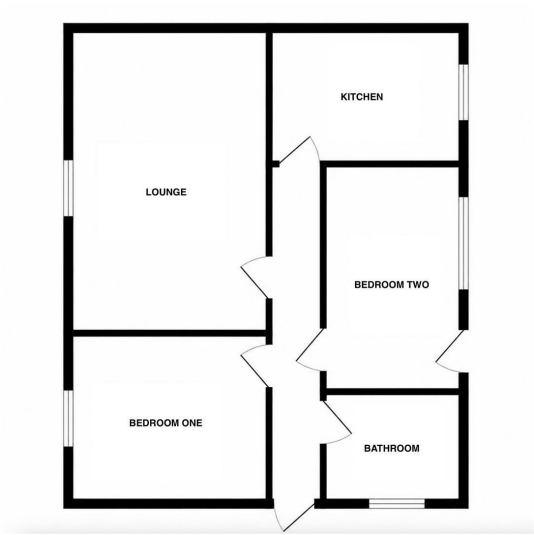
NOTES

This property is being sold LEASEHOLD. We are advised the lease has 86 years remaining, and the Ground Rent & Service Charge are £46.25 per month.

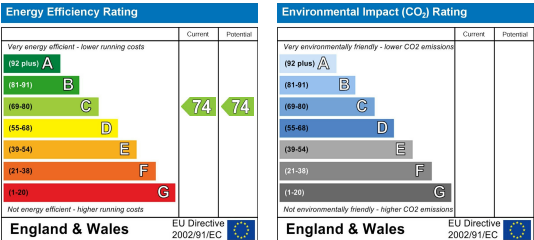
Area Map



Floor Plans



Energy Efficiency Graph



Branocs endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



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