



De-Marci Court, Braintree, CM7 3LW

welcome to

De-Marci Court, Braintree

William H Brown are delighted to present this generous three bedroom terraced property in a desirable Braintree setting. Perfect for families or investors, boasting superb transport connections and a charming private garden!



Porch

Entrance hallway leading to lounge and cloakroom.

Ground Floor Cloakroom

Double glazed window to side aspect. Low level WC. Pedestal hand wash basin. Radiator.

Lounge

18' x 11' (5.49m x 3.35m)

Double glazed window to front aspect. Radiator. Stairs to first floor. Storage cupboard.

Kitchen / Diner

13' 10" x 9' 3" (4.22m x 2.82m)

Double glazed window to rear aspect. Double glazed French doors to rear garden. Range of matching base and eye level units with work surface over incorporating a one and a half sink drainer with hot and cold mixer taps. Integrated double oven. Four ring gas hob . Extractor fan. Plumbing and space for appliances. Radiator.

First Floor Landing

Loft access. Doors leading to:-

Bedroom One

11' 6" x 9' 3" (3.51m x 2.82m)

Double glazed window to front aspect. Radiator.

En-Suite

Low level WC. Hand wash basin. Walk in shower cubicle.

Bedroom Two

11' 8" x 7' 8" (3.56m x 2.34m)

Double glazed window to front aspect. Radiator.

Bedroom Three

8' 3" x 5' 11" (2.51m x 1.80m)

Double glazed window to rear aspect. Radiator.

Bathroom

Side panel bath with hot and cold mixer taps and overhead shower attachment. Pedestal hand wash basin. Low level WC.

Rear Garden

Commencing with patio seating area and remainder laid with artificial lawn. Enclosed by panel fencing.

Parking

Off street parking leading to garage.

Garage

22' 3" x 9' 2" (6.78m x 2.79m)



view this property online williamhbrown.co.uk/Property/BTR109768



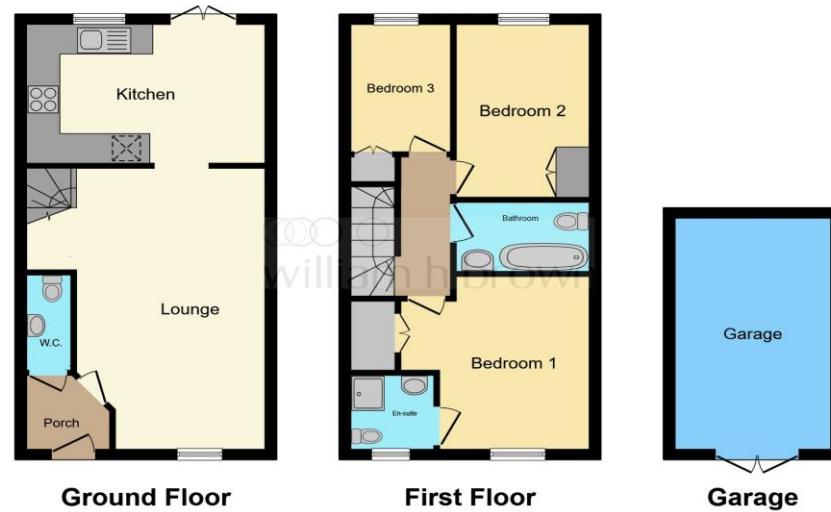
welcome to

De-Marci Court, Braintree

- No Onward Chain
- Three Bedroom Family Home
- Gas Central Heating
- Close Proximity to Braintree Village
- Off Street Parking & Garage

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

offers over
£300,000



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



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BTR109768



Property Ref:
BTR109768 - 0009

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01376 320018



braintree@williamhbrown.co.uk



51-53 High Street, BRAINTREE, Essex, CM7 1JX



williamhbrown.co.uk