



St. Vincent Chase, BRAINTREE, CM7 9UJ

welcome to

St. Vincent Chase, BRAINTREE

**** GUIDE PRICE £290,000 - £300,000 **** William H Brown are pleased to offer this three-bedroom family home, positioned directly opposite the beautiful Blackwater Nature Reserve, offering picturesque views and immediate access to scenic countryside walks.



Porch

Door leading to:-

Open Plan Lounge / Diner

Irregular Shaped Room 23' 4" x 14' 1" (7.11m x 4.29m)

Double glazed window. Stairs rising to first floor. Under stairs cupboard. Carpets. Radiator. Pendant lighting.

Double glazed sliding patio doors.

Kitchen

8' 10" x 7' 10" (2.69m x 2.39m)

Double glazed window and door. Range of matching base and eye level units with work surface over incorporating a sink drainer with hot and cold mixer taps Space for cooker. Plumbing and space for washing machine and dishwasher. Space for fridge freezer.

Landing

Loft access. Doors leading to:-

Bedroom One

11' 10" x 9' 10" max (3.61m x 3.00m max)

Double glazed window. Radiator. Carpets. Four piece bedroom suite.

Bedroom Two

11' 3" x 9' 10" max (3.43m x 3.00m max)

Double glazed window. Radiator. Carpets. Double wardrobe.

Bedroom Three

7' 3" x 5' 11" (2.21m x 1.80m)

Double glazed window. Radiator. Carpets.

Wet Room

7' 4" x 5' 7" (2.24m x 1.70m)

Obscure double glazed window. Shower. Low level WC. Wall mounted hand wash basin.

Garden

Low maintenance rear garden with paved patio area. Steps rising to further area with shed and gate leading to garage. Enclosed by panel fencing.

Garage En Bloc

15' 9" x 8' 6" (4.80m x 2.59m)

Agent Notes

The vendor has advised us that the porch roof felt has been replaced. New flat roof / black guttering. New front door. New pent shed. Stairlift



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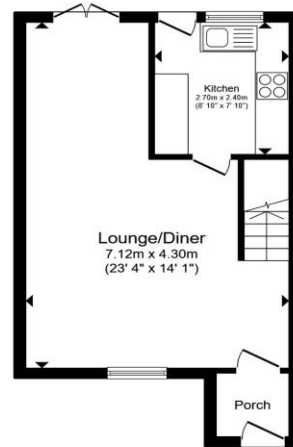
St. Vincent Chase, BRAINTREE

- Three Bedroom Home
- Fronts on to Blackwater Nature Reserve
- Stunning Scenic Views
- Gas Central Heating
- Double Glazing

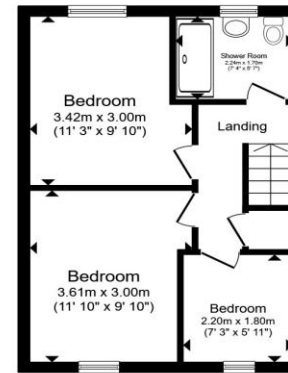
Tenure: Freehold EPC Rating: Awaited
Council Tax Band: B

guide price

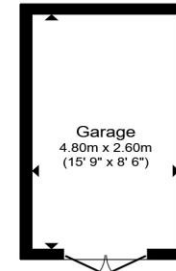
£290,000 - £300,000



Ground Floor



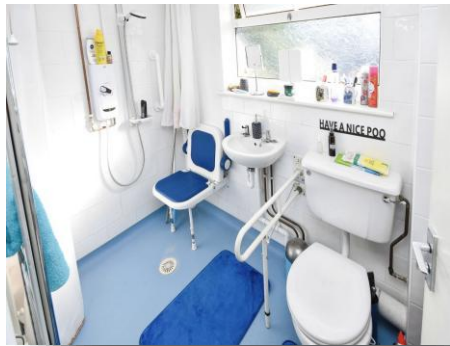
First Floor



Garage

Total floor area 80.9 m² (871 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

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Please note the marker reflects the
postcode not the actual property

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Property Ref:
BTR110671 - 0003

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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



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