



Connells

Timber Yard Station Approach
Braintree

Timber Yard Station Approach Braintree CM7 3TB

for sale guide price
£180,000



Property Description

This two bedroom first floor apartment 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.

Enjoy a seamless transition to your new home with No Onward Chain, allowing you to settle in without the stress of delays.

The home itself is spacious, allowing for plenty of natural light to flow through the rooms. The property benefits from entrance hall, a generous sized living room/diner, kitchen, two bedrooms and bathroom.

Additionally, the convenience of having parking for one makes this apartment a practical choice.

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

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

With its prime location and ample living space, it truly offers the best of both worlds. b

Living Space

16' 2" x 14' 1" (4.93m x 4.29m)

Two double glazed windows to front aspect, radiator.

Kitchen

8' 8" x 4' 3" (2.64m x 1.30m)

Inset stainless steel sink unit with left hand drainer with cupboard under, working surface to the side with a matching range of wall mounted units with further drawers and cupboards under, built in electric oven, hob and extractor above, integrated fridge/freezer and washer dryer.

Bedroom One

12' 3" x 9' 8" (3.73m x 2.95m)

Window to side aspect, radiator

Bedroom Two

9' 10" x 9' 8" (3.00m x 2.95m)

Airing cupboard, window to front aspect, radiator

Bathroom

Low level WC, vanity sink unit, panelled bath with power shower above, heated towel rail

Agents Notes

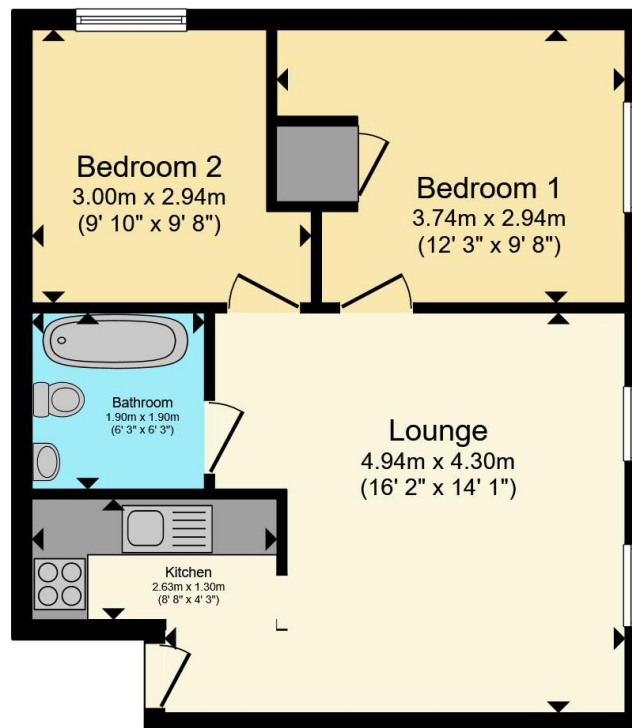
"Please be aware that we require ID and proof of address from all buyers prior to formally processing any accepted offers. An AML fee of £80 (including vat) is also payable at this stage and covers the cost of carrying

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"









Total floor area 45.3 m² (487 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

Connells

To view this property please contact Connells on

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17 Great Square
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EPC Rating: C

Council Tax
 Band: B

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/BRT308848

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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.

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