





Property Description

Discover the hidden potential of this charming two-bedroom semi-detached residence nestled in a serene cul-de-sac. With a touch of creativity and a vision for modern living, this home is a blank canvas waiting for your personal flair.

This property benefits from No Onward Chain which makes the buying process smoother and hassle-free.

As soon as you step inside, you are greeted by a spacious living room which leads onto the kitchen and conservatory. The first floor offers two bedrooms and a family shower-room.

The home benefits from a private rear garden and off road parking for two vehicles.

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

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

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the

transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Porch

walk in shower cubicle, skylight.

Living Room

19' 4" x 15' 9" (5.89m x 4.80m)

Double glazed window to the front aspect, two radiators, storage cupboard, fireplace, stairs leading to the first floor.

Kitchen

9' 2" x 6' 11" (2.79m x 2.11m)

Inset stainless steel sink unit with left hand drainer with cupboard under, work surfaces to the side with a matching range of wall mounted units with further drawers and cupboards under, space for cooker and appliances, double glazed window to the rear aspect.

Conservatory

10' 10" x 6' 2" (3.30m x 1.88m)

Double glazed windows to the side and rear aspect, french doors to the side aspect.



First Floor Landing

Radiator

Bedroom One

14' 9" x 8' 10" (4.50m x 2.69m)

Two sky light windows, radiator.

Bedroom Two

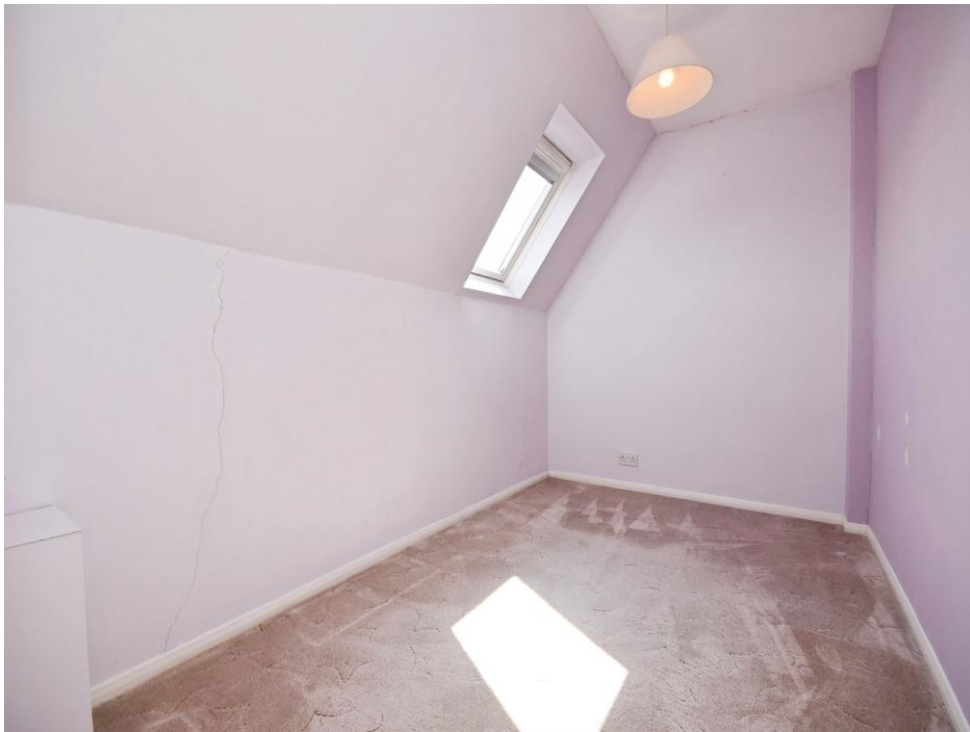
10' 10" x 6' 11" (3.30m x 2.11m)

Skylight, radiator.

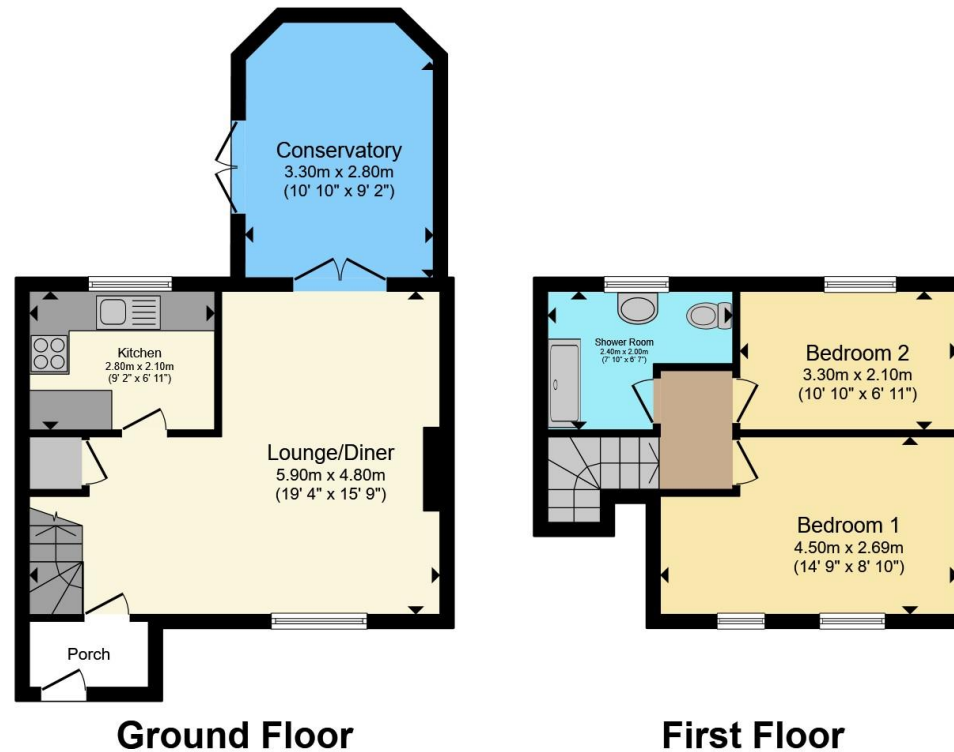
Shower Room

Low level WC, pedestal hand wash basin,









Total floor area 69.1 m² (744 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



To view this property please contact Connells on

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17 Great Square
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EPC Rating: D Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/BRT308898



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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