



PM ESTATES

Property Sales & Lettings



Station Approach

Braintree, Essex, CM7 3QL

Guide Price **£275,000**

www.pm-estates.co.uk

Station Approach

Braintree, Essex, CM7 3QL

Overview

- End Terraced House
- Two Double Bedrooms
- Fully Fitted Kitchen
- Family Sized Bathroom
- An opportunity to modernise
- Private Garden
- Allocated Parking Space
- Train Station Access
- Energy Rating: C
- Council Tax Band: C



Description

PM Estates are pleased to present this well-positioned two-bedroom, one bathroom end of terrace home to the market, offered chain free and ready for immediate progression.

The property is ideally located directly opposite Braintree Station, providing convenient access to London Liverpool Street, Witham and Braintree Freeport, making it particularly well suited to commuters, first-time buyers and investors alike.

The accommodation is well proportioned throughout and offers clear potential for cosmetic improvement, allowing a buyer to modernise and add value over time. The property includes a good size kitchen, a comfortable living space and direct access to a private rear garden.

Upstairs, the property benefits from two double bedrooms, both of good size, along with a family bathroom. To the rear, there is an allocated parking space, adding further day-to-day convenience.

From an investment perspective, the property is expected to achieve in the region of £1,400pcm, offering an attractive gross yield of approximately 6.1% at the guide price.

The property is within easy reach of Braintree Town Centre, which offers a range of amenities including Sainsbury's, Boots, B&M, Vision Express, Lloyds Bank, HSBC, Braintree Library and a selection of local schools, all within walking distance.

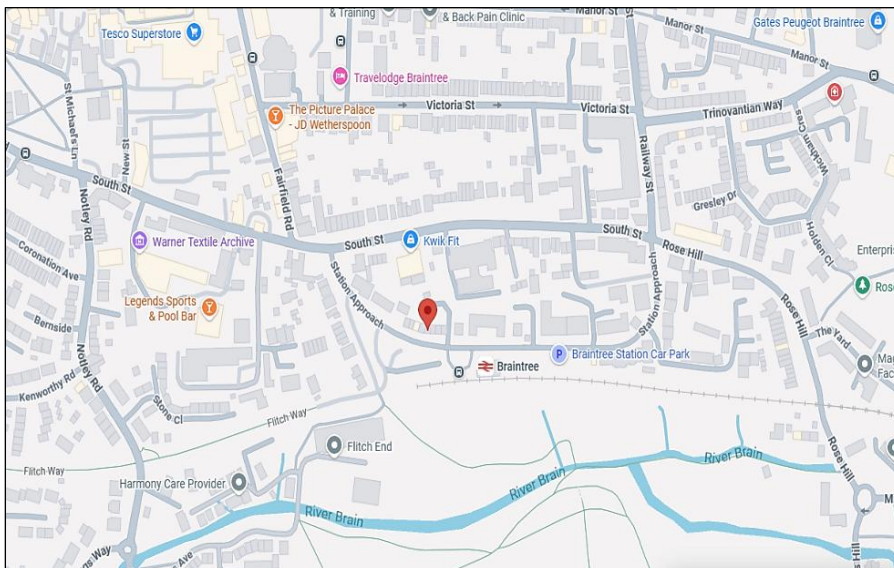


Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Braintree is a historic market town in Essex offering modern and rural charm, popular with families and commuters for its great schools and direct rail links providing easy access to Chelmsford, Colchester, London Liverpool Street.

Popular attractions include Great Notley Country Park (featuring high ropes course), Flich Way biking trail, Crossing Temple, Braintree District Museum and Blake House Craft Centre.

The town features traditional high street shops, the George Yard covered shopping center, a large Braintree Village outlet and a monthly street market.



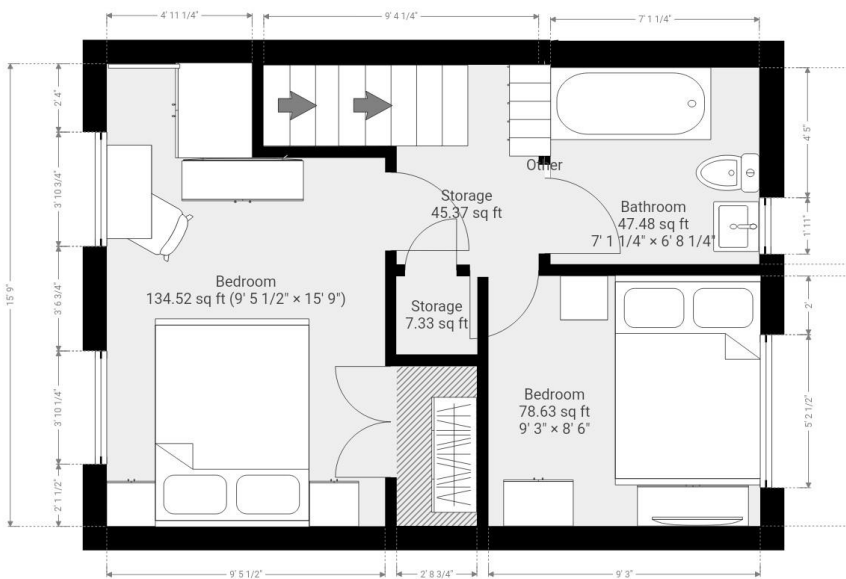
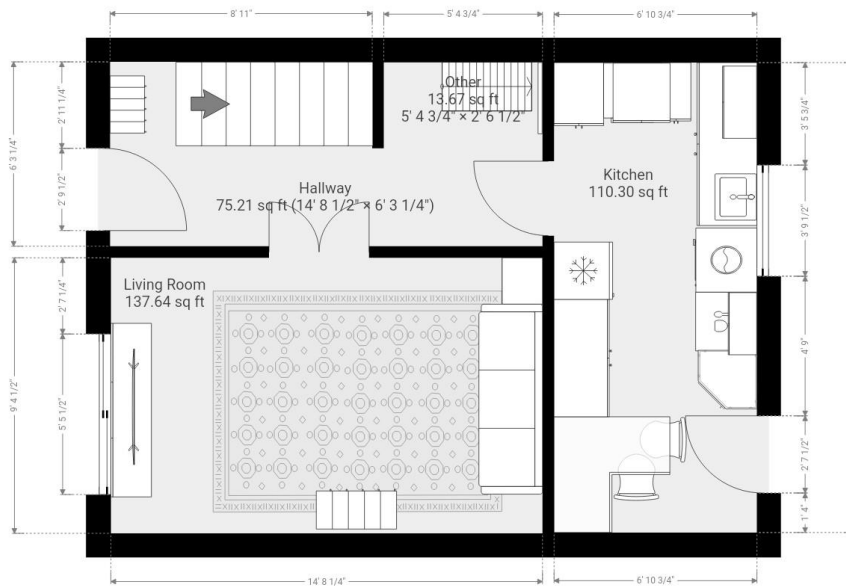
Directions

From our Office:

PM Estates
7 Riverside Walk, South St, Bishop's Stortford
CM23 3AG

- Follow A120 in Essex
- Turn Left onto Riverside/A1059
- Take the first exit onto Hockerill St/A1250
- Take the second exit onto Dunmow Rd/A1250
- A120 to B1256 in Braintree
- Take the second exit onto Thremhall Ave/A120
- Follow B1256, London Rd and B1256 to Station

Floor Plan



7 Riverside Walk, South Street, Bishop's Stortford, Herts CM23 3AG

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Email: sales@pm-estates.co.uk

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