



**Farthing Close, Braintree, CM7 9DN**

**welcome to**

**Farthing Close, Braintree**

\*\* GUIDE PRICE £250,000 - £260,000 \*\* William H Brown are pleased to offer this two-bedroom terraced house situated within the popular Kings Park Development within walking distance of Lyons Hall Primary School, Tesco's supermarket, and the Blackwater Nature Reserve,



## **Lounge**

16' 4" x 12' ( 4.98m x 3.66m )

Double glazed window. Stairs to first floor, Under stairs storage cupboard. Radiator. Carpets. Pendant lighting. Door leading to:-

## **Kitchen**

8' 9" x 13' ( 2.67m x 3.96m )

Double glazed window. Range of matching base and eye level units with work surface over incorporating a stainless steel sink drainer with hot and cold mixer taps. Integrated oven. Four ring gas hob. Overhead extractor fan. Space for appliances. Double glazed sliding patio doors.

## **Landing**

Doors leading to.

## **Bedroom One**

8' 6" x 11' 10" ( 2.59m x 3.61m )

Double glazed window. Radiator. Carpets. Pendant lighting.

## **Bedroom Two**

9' 3" x 11' 10" ( 2.82m x 3.61m )

Double glazed window. Radiator. Carpets. Pendant lighting.

## **Bathroom**

4' 7" x 8' 10" ( 1.40m x 2.69m )

Obscure double glazed window. Side panel bath with overhead shower. Pedestal hand wash basin. Low level WC. Radiator.

Laminate flooring. Part tiled walls. Storage cupboards.

## **Garden**

Commencing with paved patio area and remainder laid to lawn. Enclosed by panel fencing. Shed.

## **Parking**

Allocated parking for two cars.



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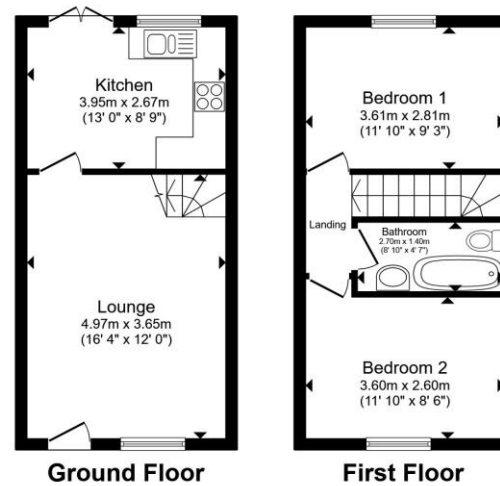


welcome to

## Farthing Close, Braintree

- No Onward Chain
- Two Bedroom House
- Gas Central Heating
- Situated on the Kings Park Development
- Walking Distance to Local Amenities

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



# £250,000

Total floor area 56.5 m<sup>2</sup> (608 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](http://www.propertybox.io)

  
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Please note the marker reflects the  
postcode not the actual property



Property Ref:  
BTR110337 - 0002

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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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
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