



**Oak Tree Gardens, Braintree, CM7 5FH**

**welcome to**

**Oak Tree Gardens, Braintree**

William H Brown are delighted to present this well-positioned two-bedroom terraced home, ideally located within easy reach of Braintree and local amenities, schools and transport links.



## 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 Hall

Stairs to first floor. Radiator. Built in cupboard. Door leading to:-

## Ground Floor Cloakroom

Obscure double glazed window to front aspect. Low level WC. Hand wash basin. Radiator.

## Kitchen

9' x 6' 7" ( 2.74m x 2.01m )  
Double glazed window to front. Range of matching base and eye level units with work surface over incorporating sink drainer. Built in oven. Four ring gas hob. Extractor fan. Plumbing and space for washing machine. Space for fridge freezer. Cupboard housing boiler. Radiator.

## Lounge

19' 4" x 9' 6" ( 5.89m x 2.90m )  
Double glazed window and French doors to rear garden. Radiators.

## Landing

Double glazed window to front. Radiator. Airing cupboard. Loft access. Doors leading to:-

## Bedroom One

9' 10" x 9' 10" ( 3.00m x 3.00m )  
Double glazed window to rear. Radiator.

## Bedroom Two

9' 10" x 9' 1" ( 3.00m x 2.77m )  
Double glazed window to rear. Radiator.

## Bathroom

6' 3" x 6' 3" ( 1.91m x 1.91m )  
Obscure double glazed window to front. Pedestal hand wash basin. Low level WC. Side panel enclosed bath with hot and cold mixer taps and shower attachment. Radiator. Extractor fan.

## Exterior

Path leads to entrance door to the front with recess area for refuse bins and as mentioned overlooks attractive landscaped communal garden/play area to

the front. The rear garden has patio to the immediate rear of the property with path leading to rear garden shed and gate giving access to rear parking where we understand there is one allocated parking space.



**view this property online** [williamhbrown.co.uk/Property/BTR110009](http://williamhbrown.co.uk/Property/BTR110009)



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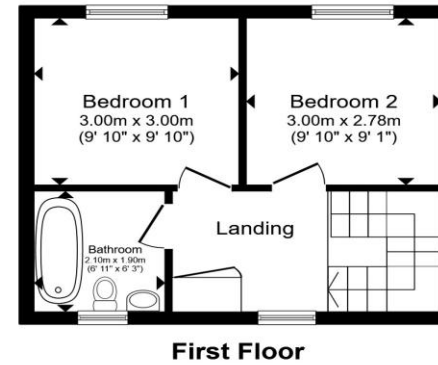
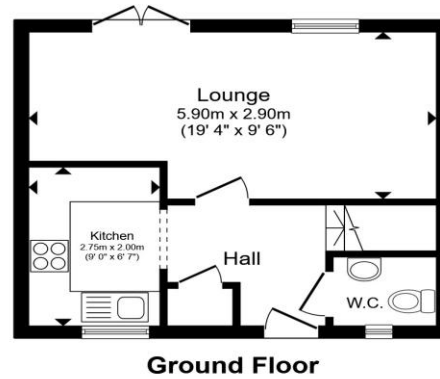
## Oak Tree Gardens, Braintree

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two Bedrooms House
- Lounge / Diner

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

guide price

**£230,000**



Total floor area 60.2 m<sup>2</sup> (648 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



Property Ref:  
BTR110009 - 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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
william h brown



**01376 320018**



[braintree@williamhbrown.co.uk](mailto:braintree@williamhbrown.co.uk)



51-53 High Street, BRAINTREE, Essex, CM7 1JX



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)