



**Connells**

Bartram Avenue  
BRAINTREE



## Property Description

This one bedroom ground floor maisonette 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.

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

Step inside to find a welcoming entrance hall that leads you into a spacious living room, where natural light dances through to the dining area. The contemporary kitchen boasts modern finishes. Additionally this home enjoys a well proportioned bedroom and a stylish shower room.

Outside, your own private garden awaits plus off road parking.

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.

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

## Entrance Hall

## Living Room

17' 1" x 9' 10" ( 5.21m x 3.00m )

Open access to the dining area

## Dining Area

10' 2" x 10' 2" ( 3.10m x 3.10m )

Double glazed French doors to the rear aspect, heater

## Kitchen

8' 8" x 6' 11" ( 2.64m x 2.11m )

Inset stainless steel sink unit with left hand drainer with cupboard under, working surfaces to the side with a matching range of wall mounted units with further drawers and cupboards under, built in oven, hob and extractor fan, space for fridge-freezer, double glazed window to the rear aspect.

## Bedroom One

13' 9" x 11' ( 4.19m x 3.35m )

Double glazed window to the front aspect, heater

## Shower Room

Low level WC, pedestal hand wash basin, walk in shower cubicle, heated towel rail, double glazed window to the side aspect.

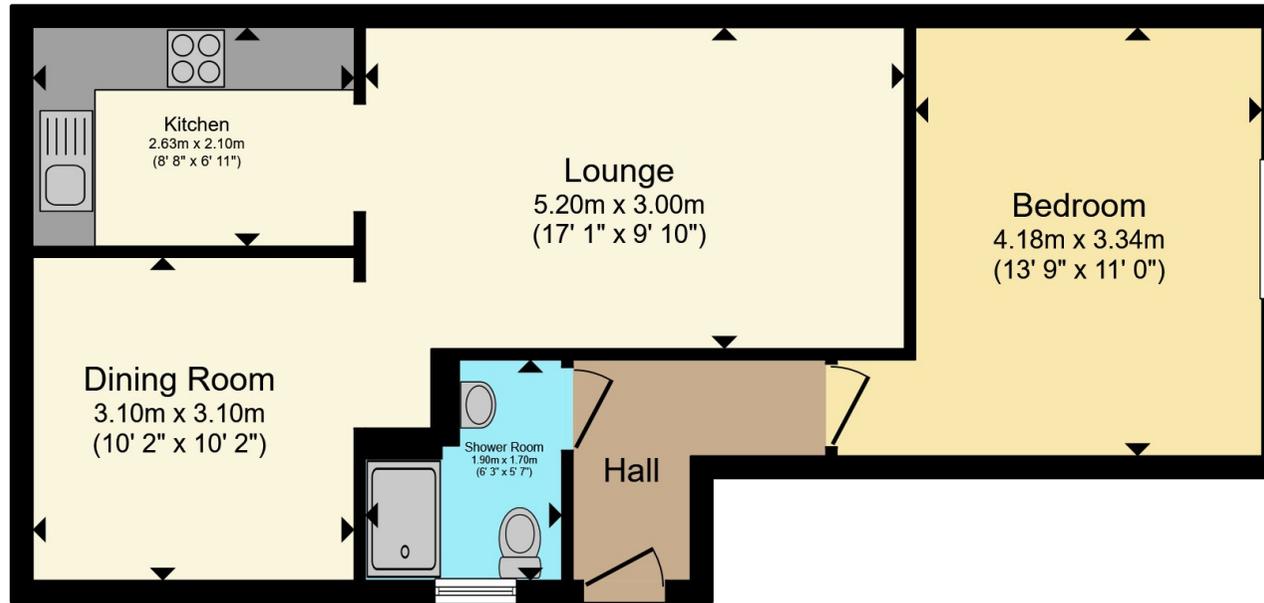
## Rear Garden

Laid to lawn









Total floor area 56.2 m<sup>2</sup> (605 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)



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: A

Service Charge: £0 Ground Rent: £0

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BRT308529](http://connells.co.uk/Property/BRT308529)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2022. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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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