

The Yard, Braintree

CM7 3TY

CURTIS O'BOYLE

Sales & Lettings





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£165,000

Situated in a convenient location at The Yard, Braintree, this two bedroom ground floor apartment offers well-arranged accommodation with the benefit of an allocated parking space. The property is ideally positioned for access to Braintree town centre, Freeport shopping village and railway station, making it a practical choice for commuters, first-time renters or those looking to be close to local amenities.

HALLWAY Entrance door, doors leading to all rooms, large airing cupboard housing the hot water cylinder, security entrance phone and laminate flooring.

KITCHEN 10' 3" x 6' 5" (3.12m x 1.96m) Double glazed window, range of wall-mounted and base units, roll-edge laminate work surfaces, tiled splashbacks, halogen hob with extractor above, stainless steel sink with mixer tap, recently installed Bosch electric oven, washing machine, fridge freezer and wall-mounted electric heater.

LOUNGE/DINER 20' 5" x 10' 3" (6.22m x 3.12m) A generous reception room with dual-aspect double glazed windows, laminate flooring and electric storage heater.

BEDROOM ONE 11' x 9' 11" (3.35m x 3.02m) Double glazed window, built-in wardrobe, electric heater and laminate flooring.

BEDROOM TWO 9' 10" x 6' 7" (3m x 2.01m) Double glazed window, electric heater and laminate flooring.

BATHROOM 6' 6" x 6' 5" (1.98m x 1.96m) Obscure double glazed window, panelled bath with shower attachment and shower screen, low-level WC, pedestal wash hand basin and electric heater, tiled wall.

PARKING One allocated parking space.

Location

The Yard is conveniently situated within easy reach of Braintree town centre, where a range of shops, supermarkets, cafés, restaurants and everyday amenities can be found. The town also offers a traditional High Street, the George Yard Shopping Centre and regular local bus services.

Braintree railway station is within walking distance and provides rail services towards Witham, where connections are available for London Liverpool Street. The nearby Braintree Village outlet shopping destination offers a further choice of shops, restaurants and leisure facilities.

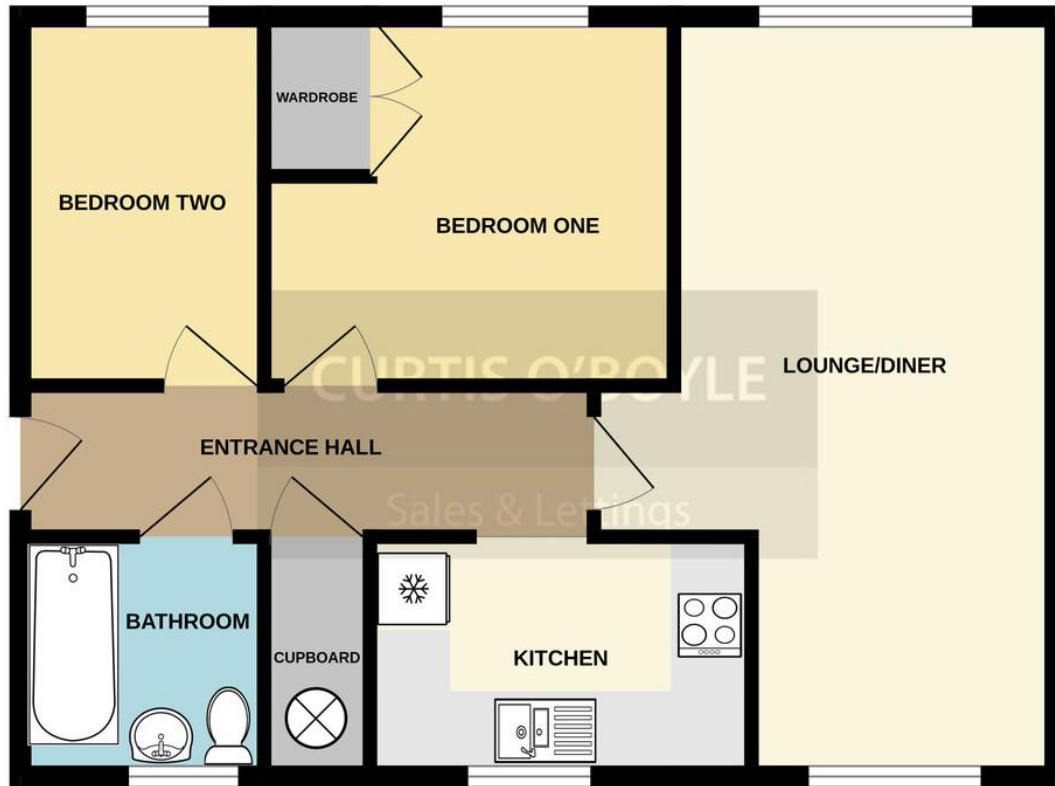
For motorists, the town provides access to the A120, connecting with the wider Essex road network and routes towards Chelmsford, Colchester and Stansted Airport.

Combining ground floor accommodation, allocated parking and convenient access to transport links and town centre amenities, this apartment is well placed for those seeking a home in a central Braintree location.



To view this property call Curtis O' Boyle Estate Agents on **01621 855558**

GROUND FLOOR
568 sq.ft. (52.7 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

18 High Street Maldon, , Essex, CM9 5PJ

Tel: 01621 855558

Email: maldon@curtisoboyale.co.uk

www.curtisoboyale.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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