

SmartSale



## Fairfield Road , Braintree CM7 3AG

- 1 Reception Room
- 1 Spacious Bedroom
- Driveway / Allocated Parking
- Contemporary Kitchen & Bathroom

**£114,995 Leasehold**





## Location

### Full Description

This well-presented one-bedroom flat is located on the desirable Fairfield Road in Braintree, offering a perfect combination of modern living and convenience.

Set within a brick-built building, the property is bright and spacious, featuring a welcoming reception room suitable for living and dining, a well-equipped kitchen, a contemporary bathroom, and a comfortable double bedroom.

The flat benefits from a private parking space and driveway, providing off-road parking in a quiet residential area.

Fairfield Road is conveniently positioned close to local amenities, schools, and transport links, including Braintree Station, offering direct services to London.

The surrounding area provides a mix of quiet residential streets and accessible town facilities, making this flat an ideal choice for those seeking a practical and comfortable home in Braintree.

#### 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. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART



OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SMARTSALE4U NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Local Authority  
Council Tax Band  
EPC Rating C



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.