

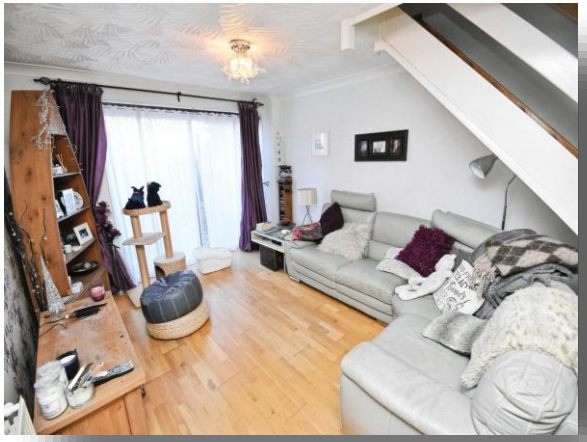
Frobisher Way, BRAINTREE, CM7 9TE

william h brown

welcome to

Frobisher Way, BRAINTREE

** GUIDE PRICE £300,000 - £325,000 ** William H Brown are pleased to offer this spacious three bedroom semi-detached family home situated in the highly sought after Fairview Development in Braintree within walking distance to local primary school, shops and picturesque Blackwater Nature Reserve.













Porch
Door leading to:-

Dining Room
12' 10" + bay window x 10' 2" max (3.91m + bay window x 3.10m max)
Double glazed window. Radiator. Laminate flooring. Doors leading to kitchen.

Lounge
16' 3" max x 11' 4" max (4.95m max x 3.45m max)
Double glazed sliding patio doors to rear garden. Stairs rising to the first floor. Radiator. Laminate flooring. Door leading to kitchen.

Kitchen
11' 4" x 6' 7" (3.45m x 2.01m)
Double glazed window. Range of matching base and eye level units with work surface over incorporating a sink drainer with hot and cold mixer tap. Space for fridge freezer and gas cooker. overhead extractor fan. Plumbing and space for washing machine and dishwasher. Door leading to garden.

Landing
Loft access. Doors leading to:-

Bedroom One
12' 10" x 8' 10" (3.91m x 2.69m)
Double glazed window. Radiator. Carpets. Built in wardrobes.

Bedroom Two
9' 6" x 10' 6" (2.90m x 3.20m)
Double glazed window. Radiator. Carpets.

Bedroom Three
9' 10" x 6' 3" (3.00m x 1.91m)
Double glazed window. Radiator. Carpets.

Shower Room
5' 7" x 7' 3" (1.70m x 2.21m)
Obscure double glazed windows. Walk in shower. Vanity hand wash basin. Low level WC. Fully tilled walls. Tiled flooring.

Garden
Patio seating areas to front and rear of garden. Remainder laid to lawn. Shed. Mature trees and shrubs.

Parking
Driveway providing off street parking leading to garage.

Garage
17' 1" x 8' 10" (5.21m x 2.69m)

welcome to

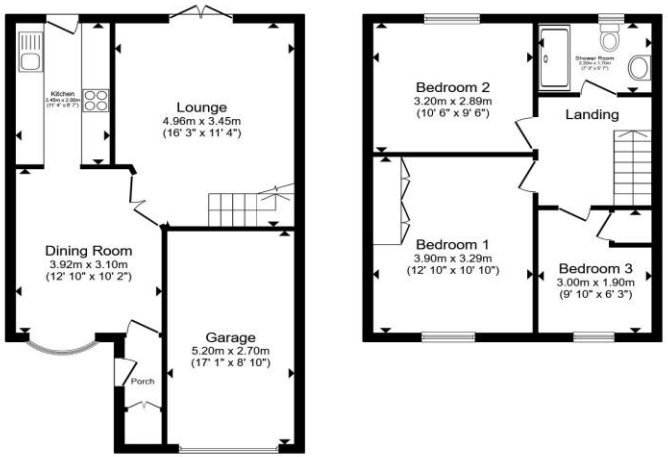
Frobisher Way, BRAINTREE

- Three Bedroom Semi Detached Home
- Cul-De-Sac Location
- Spacious Accommodation
- Driveway Leading to Garage
- Enclosed Rear Garden

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

guide price

£300,000 - £325,000



Ground Floor **First Floor**

Total floor area 99.3 m² (1,069 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

view this property online williamhbrown.co.uk/Property/BTR110344

The Property Ombudsman

Property Ref:
BTR110344 - 0002

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.