



## Stour Court, Chelmer Road, Braintree

Guide Price £260,000



- An impressive and excellent size rear garden
- Two bedroom house
- Well presented throughout
- Fantastic size living space
- Two double bedrooms
- Modern kitchen with underfloor heating
- Modern bathroom
- Parking
- Excellent location for local amenities and A120 road links
- Virtual tour available in the tab



**\*Guide price £250,000 - £270,000\***

**Two-bed house with spacious lounge/diner, modern kitchen with underfloor heating, two doubles, and stylish bathroom. Huge rear garden, own parking, and excellent A120 links — move in and start enjoying!**

Enter the property via door to front.

Entrance hall commences with stairs leading to first floor landing.

Kitchen offers a range of wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. Space for appliances including space for freestanding cooker. Tiling to splash backs. Tiled flooring. Double glazed window.

Lovely size lounge gives access to rear garden. External door. Dual aspect double glazed windows. Wooden style flooring. Coved ceiling. Storage cupboard.

First floor landing is home to two double bedrooms and three piece family bathroom.

Main bedroom keeps with the same theme. dual aspect double glazed windows. Smooth to coved ceiling.

Bedroom two. Double glazed window. Smooth to coved ceiling.

Bathroom comprises, white panel bath, wash hand basin and low level wc. Tiling to walls. Obscure double glazed window.

Large rear garden commences with patio seating area, shaped lawn and fencing to boundaries.



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**THE SMALL PRINT:**

Council Tax Band: B  
Local Authority: Braintree

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

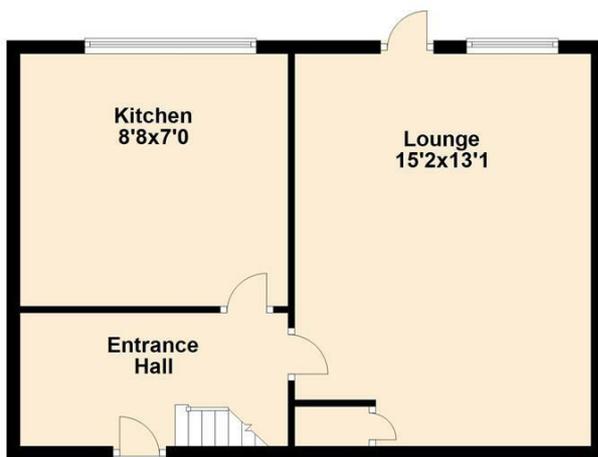
We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

AML Checks - Law says we must run one. £80 + VAT per buyer. Tiny toll, big compliance.

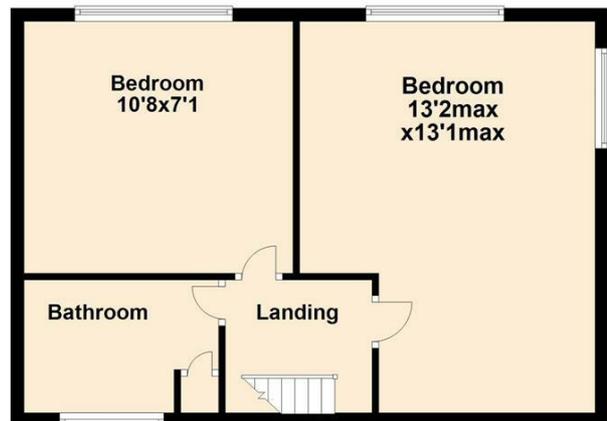
Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.



**Ground Floor**



**First Floor**





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