





Property Description

Offered with no onward chain. this three-bedroom semi-detached house, presents an exciting opportunity for those seeking a home to make their own. In need of modernisation, this property offers fantastic potential for personalisation throughout.

Upon entering, you are greeted by a well-proportioned lounge featuring a charming log burner, perfect for cosy evenings in. The ground floor also boasts a dedicated dining room and a fitted kitchen, providing versatile living and entertaining space.

Upstairs, there are three good-sized bedrooms and a family bathroom, with the additional benefit of a downstairs cloakroom for added convenience.

Externally, the property enjoys impressive storage solutions, including a storage shed equipped with power to the rear, as well as two additional powered storage units at the front, ideal for hobbies, secure bike storage, or workshop space.

Enjoying a prime location, this home is within walking distance of Braintree Town Centre and Braintree Train Station, offering excellent transport links to London. The A131 and A120 are nearby, providing convenient access to surrounding towns and the wider region.

Families will appreciate the proximity to local schools, with John Ray Infant & Junior School and Notley High School & Braintree Sixth Form all easily accessible on foot.

This is a wonderful opportunity to create a home tailored to your taste in a well-connected and sought-after area. Arrange your viewing today.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your

own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Porch

Double glazed window to front aspect, door to hallway

Hallway

Stairs leading to first floor, understairs storage, door to rear garden, radiator

Lounge

13' 1" x 12' 2" (3.99m x 3.71m)

Window to front aspect, log burner, radiator

Dining Room

10' 10" x 10' 6" (3.30m x 3.20m)

Window to rear aspect, electric fireplace, radiator

Kitchen

9' 8" x 7' 5" (2.95m x 2.26m)

Inset sink unit with left hand drainer with cupboards under, working surfaces to the

side with a matching range of wall mounted units with further drawers and cupboards under, built in electric oven, hob and extractor fan above, space for washing machine and fridge, double glazed window to rear aspect

Cloakroom

Low level WC, window to side aspect

Landing

Window to side aspect, storage cupboard, loft hatch access.

Bedroom One

12' 10" x 12' 2" (3.91m x 3.71m)

Feature fireplace, storage cupboard, window to front aspect, radiator.

Bedroom Two

10' 10" x 10' 6" (3.30m x 3.20m)

Built-in wardrobes, window to rear aspect, radiator.

Bedroom Three

8' 2" x 7' 10" (2.49m x 2.39m)

Window to rear aspect, radiator.

Bathroom

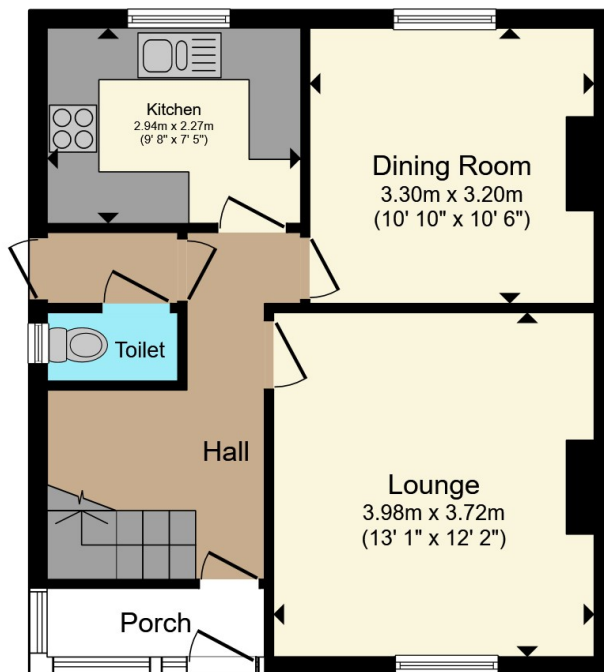
6' 3" x 5' 7" (1.91m x 1.70m)

Low level WC, vanity sink unit with cupboard below, paneled bath with electric shower above, window to side aspect, radiator.

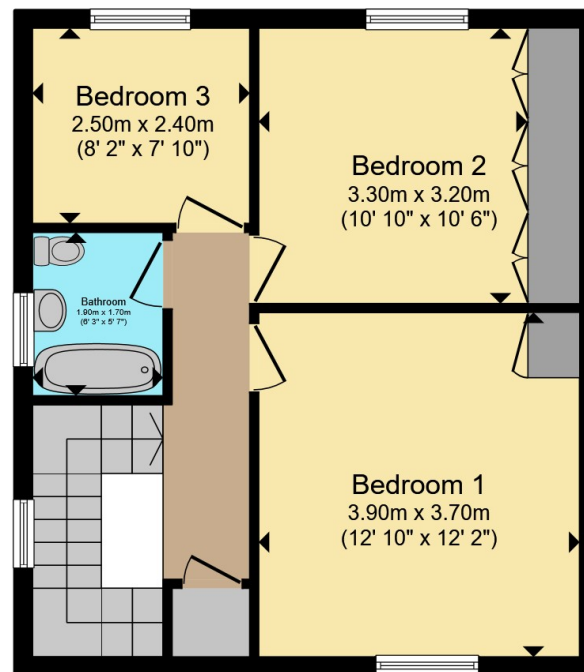








Ground Floor



First Floor

Total floor area 90.2 m² (971 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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17 Great Square
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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

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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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