

Frating Court, Braintree, CM7 3XN

william h brown

welcome to

Frating Court, Braintree

GUIDE PRICE £300,000 to £325,000 William H Brown are delighted to present this well-maintained three-bedroom end-terrace home, ideally situated within walking distance of Freeport Shopping Village, Braintree Railway Station, Alec Hunter Academy, and offering excellent access to the A120.













Hallway
Stairs to first floor. Doors leading to:

Kitchen / Diner
8' 10" x 14' 7" (2.69m x 4.45m)
Double glazed window. Range of base and eye level units with work surface over incorporating a stainless steel sink drainer. Integrated dishwasher. Space for cooker and fridge / freezer. Radiator.

Lounge
15' 5" max x 14' 4" max (4.70m max x 4.37m max)
Double glazed window. French doors leading to Conservatory. Radiator. Feature fireplace. Laminate flooring. Understairs cupboard.

Conservatory
5' 3" x 14' 9" (1.60m x 4.50m)
Double glazed windows. Double glazed French doors to rear garden. Two radiators. Door leading to utility room

Utility Room
5' 7" x 7' 3" (1.70m x 2.21m)
Double glazed windows. Range of base units with inset sink drainer. Plumbing and space for appliances. Extractor fan. Door leading to:-

Workshop
18' 1" x 7' 3" (5.51m x 2.21m)
Power and lighting.

Landing
Doors leading to:-

Bedroom One
11' 6" x 8' 6" + recess (3.51m x 2.59m + recess)
Double glazed window. Radiator. Carpets.

Bedroom Two
11' 10" max + recess x 8' 10" + recess (3.61m max + recess x 2.69m + recess)
Double glazed window. Radiator. Carpets. Loft access. Airing cupboard.

Bedroom Three
9' 2" x 6' 3" (2.79m x 1.91m)
Double glazed window. Radiator. Laminate flooring.

Bathroom
5' 11" x 5' 9" (1.80m x 1.75m)
Side panel bath. Low level WC. Wall mounted hand wash basin with vanity unit. Fully tiled walls.

Garden
Commencing with decked / patio seating area and remainder laid to lawn. Mature tree and shrub borders. Shed. Access to parking area at rear.

Parking
There is allocated parking to the front and further off street parking to the rear of the property with gated access.

welcome to

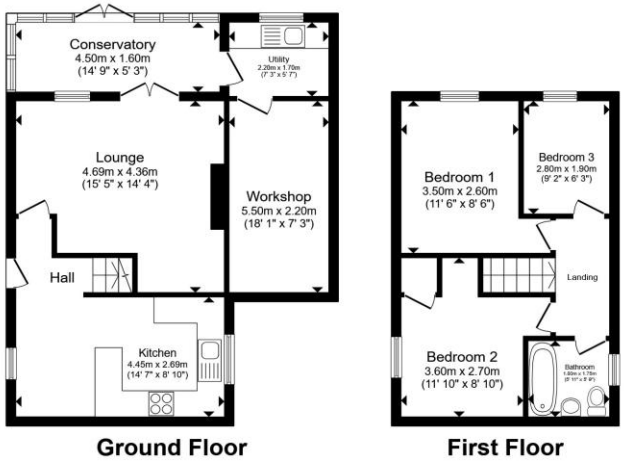
Frating Court, Braintree

- NO ONWARD CHAIN
- Staggered End Of Terrace
- Utility Room
- Conservatory
- Walking Distance to Freeport & Railway Station.

Tenure: Freehold EPC Rating: D
Council Tax Band: B

guide price

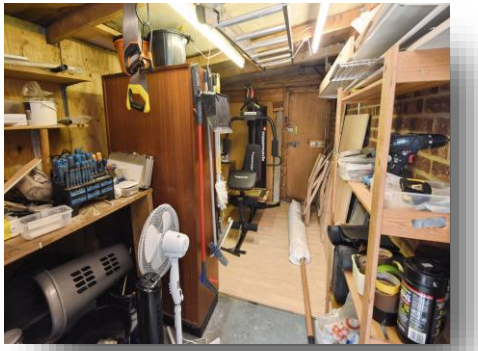
£300,000 - £325,000



Total floor area 89.2 m² (961 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









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
BTR110418 - 0007

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.

william h brown

01376 320018

braintree@williamhbrown.co.uk

51-53 High Street, BRAINTREE, Essex, CM7 1JX

williamhbrown.co.uk

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.