

Marlborough Road, Braintree, CM7 9NH

william h brown

welcome to

Marlborough Road, Braintree

William H Brown are pleased to offer this stunning two bedroom first floor maisonette situated on the popular fairview development walking distance to Great Bradfords primary school, Tesco and the beautiful blackwater nature reserve. Also great access to A120 and Railway station.



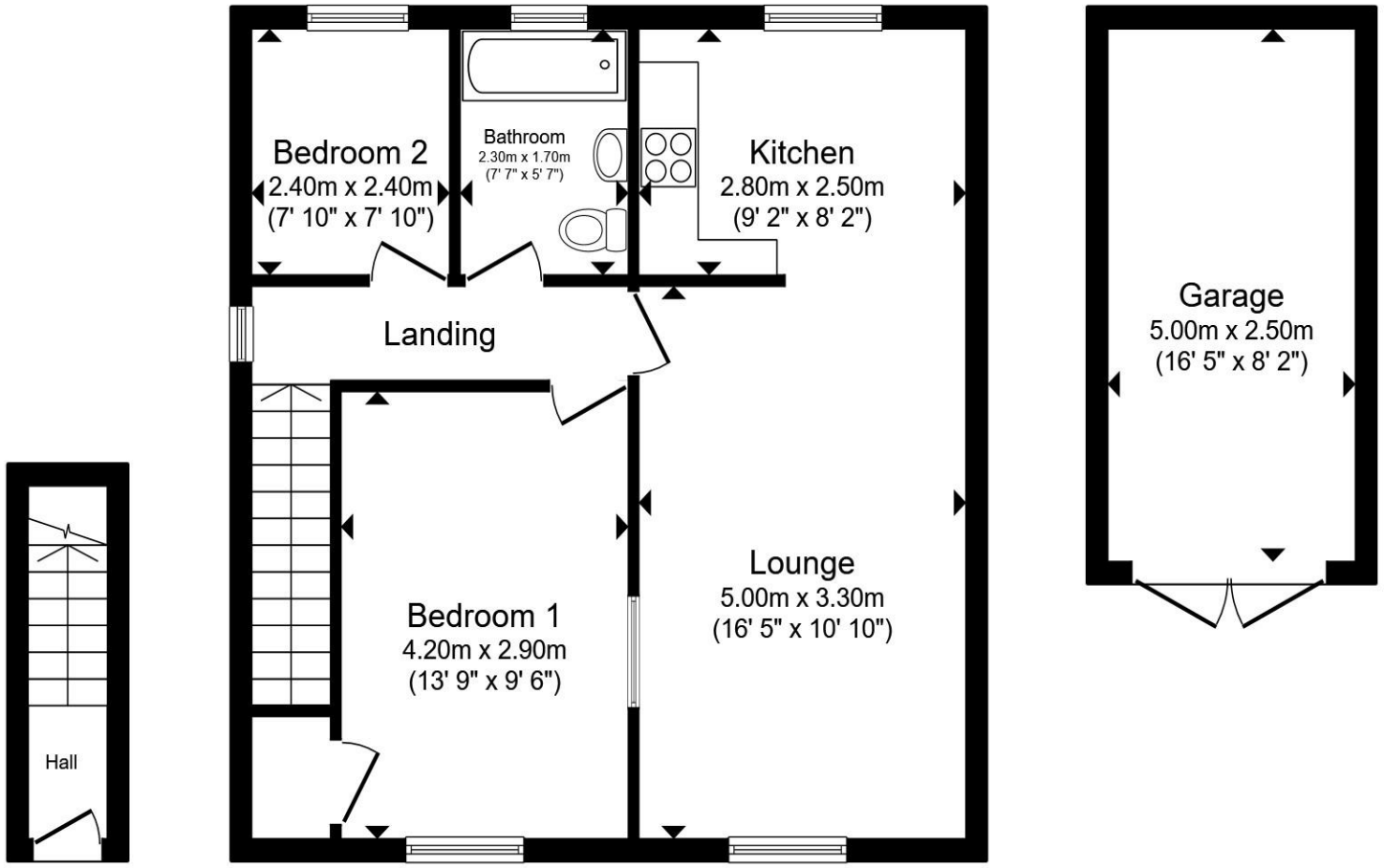












Lounge
16' 5" x 10' 10" (5.00m x 3.30m)

Kitchen
9' 2" x 8' 2" (2.79m x 2.49m)

Bedroom One
13' 9" x 9' 6" (4.19m x 2.90m)

Bedroom Two
7' 10" x 7' 10" (2.39m x 2.39m)

Bathroom
7' 7" x 5' 7" (2.31m x 1.70m)

Total floor area 69.9 m² (752 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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Marlborough Road, Braintree

- TWO BEDROOM MAISONETTE
- OWN REAR GARDEN
- GARAGE AND PARKING
- UPVC DOUBLE GLAZING
- DECORATED TO A HIGH STANDARD

Tenure: Leasehold EPC Rating: D
Council Tax Band: B Service Charge: Ask Agent
Ground Rent: 325.00

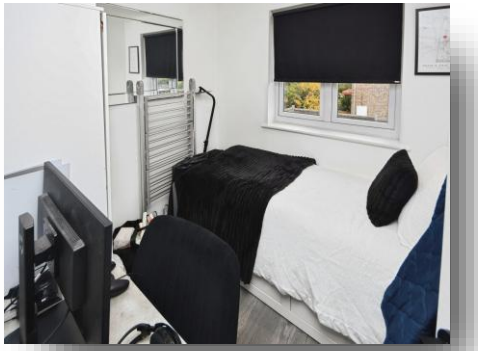
This is a Leasehold property with details as follows; Term of Lease 150 years from 25 Dec 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£220,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BTR110776

The Property Ombudsman

Property Ref:
BTR110776 - 0003

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.