



Roland James

69 Marlborough Road, Braintree, Essex. CM7 9NH.

£200,000 Leasehold



Situated in a very convenient position for local shops, eating places, park, bus routes, town and station. A well presented and proportioned Two Bedroom Maisonette with its own Gardens and Garage. A new lease of 125 years, pepper corn ground rent and no service charges.

rightmove

Zoopla



OnTheMarket

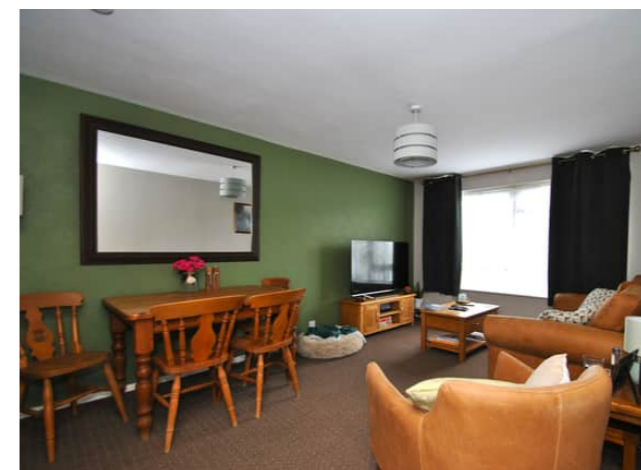


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LOCATION

Interested parties are advised Marlborough Road is off Coggeshall Road approx. 0.7 miles on the east side of the Town Centre. As such it has excellent access to the Railway Station (London Liverpool St approx.1 hour.),local bus route and shops.

GROUND FLOOR

The accommodation with double glazing and electric panel heating comprises approximately:

ENTRANCE HALL

Entrance door leading to:

LOUNGE

16'2 x 11'0
Large window to front aspect.

KITCHEN

9'4 x 7'3
A modern range of fitted eye level and base units with work surface over and inset stainless steel sink unit. Tiled splash back. Inset Bosch Ceramic Hob with extractor over. Inset electric Lamona Oven. Integrated Bosch Dishwasher. Space for washing machine and fridge/freezer. Window to rear aspect.

BEDROOM ONE

13'0 x 8'9
Window to front aspect.

BEDROOM TWO

8'0 x 7'3
Double doors leading to and overlooking the rear garden.

BATHROOM

Suite comprising panelled bath with electric shower over and glass shower screen. Pedestal wash hand basin. Low level WC. Extensive tiling to wall. Window to rear.

Outside

GARAGE

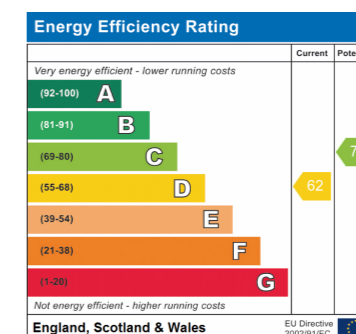
Set in block to the rear.

FRONT GARDEN

Laid to lawn with shrub borders.

REAR GARDEN

The private garden is laid to lawn with patio area and surrounded by shrubs. Gate providing access to the side of property. Direct access from within the property.



AGENTS NOTE NO ELECTRICAL OR MECHANICAL ITEMS AT THE PROPERTY HAVE BEEN TESTED AND INTENDING PURCHASERS MUST SATISFY THEMSELVES AS TO THEIR CONDITION AND SERVICEABILITY. **TO VIEW:** BY PRIOR TELEPHONE APPOINTMENT THROUGH THE VENDORS AGENTS ROLAND JAMES 01376 327123. OPEN WEEKDAYS 9 A.M. UNTIL LATE, SATURDAY 9 A.M. TO 5 P.M.