



42 Warley Close, Braintree. CM7 9EE.

£330,000 Freehold



A very well presented Town House with Three Double Bedrooms. Both the Bathroom and En Suite Shower room have been refitted to a high standard. The Living Room opens onto a private landscaped rear garden giving immediate access to designated parking spaces. Local schools, shops and playing fields are close on hand and there easy access to the High St and Railway Station (London Liverpool St. approx. 1 hour). No Chain.

rightmove

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LOCATION

Ground Floor

The accommodation comprises with double glazing and recently installed gas fired boiler approximately:

ENTRANCE DOOR

glazed and panelled to:

HALL

Large cloaks cupboard.

GROUND FLOOR CLOAKROOM

Wash hand basin set in vanity unit. Low level flushing suite. Extractor fan.

LIVING ROOM

16' 6" x 13' 3" (5.03m x 4.04m)
Casement door with side lights leading to and overlooking rear garden.

FITTED KITCHEN

12' 9" x 6' 2" (3.89m x 1.88m)
A range of units incorporating one and half bowl stainless steel sink unit, drawers and cupboards under, worktops with drawers and cupboards under. 4 ring gas hob with under cooker, extractor over. Plumbing for automatic appliances. Extensive tiling. Wine rack. Matching eye level and low level cabinets with work surfaces. Window to front. Down Lighters. Ceramic flooring.

First Floor

LANDING

BEDROOM TWO

13' 4" x 11' 7" (4.06m x 3.53m)
Window to rear

BEDROOM THREE

13' 2" x 10' 8" (4.01m x 3.25m)
Two windows to front

BATHROOM

Suite comprising panelled bath, shower fittings and screen, low level flushing suite, wash hand basin set into vanity unit with cupboards under, wall mounted cupboards. Extractor fan. Down lighters. Slate effect flooring.

Second Floor

BEDROOM ONE

13' 5" x 13' 4" max. (4.09m x 4.06m)
Airing cupboard. Window to front.

DRESSING ROOM

10'5" x 4'3" PLUS A range of three double wardrobes, mirror fronted, Velux style window to rear.

SHOWER ROOM

Recently attractively refitted to a high standard comprising Double shower cubicle with fittings. Vanity unit with wash hand basin. Low level W.C. Extensively tiled. Velux style window.

Outside

TWO DESIGNATED PARKING SPACES

Immediately to the rear of the property accessed by a gate from the rear garden.

TO FRONT

The shallow front garden has shrub beds enclosed by railings.

TO REAR

The rear garden has been attractively landscaped with central path dividing lawn and flower beds. Screen fencing and unoverlooked from the rear. Westerly aspect.

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.