



12 Stuarts Way, Braintree. CM7 3RF.

£225,000 Share of Freehold



A particularly popular design of TWO BEDROOM BUNGALOW well positioned in this small cul de sac with private parking immediately to the front and open well maintained grounds surrounding. With double glazing, night storage heating and maintained gardens the property is especially suitable for people over 55 this being the minimum age for occupation. With recently installed shower room and quality kitchen the property warrants an early inspection.

rightmove

OnTheMarket

Zoopla



55 High Street, Braintree, Essex, CM7 1JX

www.rolandjames.com

Email: property@rolandjames.com

Telephone: 01376 327123

55 High Street, Braintree, Essex, CM7 1JX

www.rolandjames.com Email: property@rolandjames.com

Telephone: 01376 327123

LOCATION

Stuarts Way is a small cul de sac of approximately 18 bungalows off Chapel Hill which in turn is off Cressing Road approached from the Coggeshall Road. Local shops are close on hand, as are bus routes. The Town Centre and Railway Station are approximately a mile distant.

•

±

The accommodation with double glazing and night electric heating comprises approximately

RECESSED ENTRANCE PORCH

Glazed and panelled to:

HALLWAY

Night Storage Heater. Loft access.

LIVING ROOM

14'5 x 10'3

Box bay window to front. Feature ornamental fire surround.

Night storage heater. Panel heater.

KITCHEN

9'1 x 7'9

A range of quality up to the minute units incorporating a single drainer sink unit. Work tops with drawers and cupboards under. Matching eye level cabinets. Tall unit. Space and plumbing for automatic appliances. Window to front.

BEDROOM ONE

10'3 x 10'2

Window to rear.

BEDROOM TWO

9'1 x 6'11

Window to rear.

REFITTED SHOWER ROOM

Glazed shower cubicle and fittings. Low flush W.C. Pedestal wash hand basin. Extensive tiling. Fan assisted wall heater. Extractor fan.

Outside

PARKING

Immediately to the front of the property for private use of residents only. Approached by electronic sensor controlled barrier from Chapel Hill.

COMMUNAL GROUNDS

The well kept and wooded grounds are maintained front and rear of the properties within the service charge. Timber sheds for outside furniture storage are provided. Timber screens give privacy between properties to rear.

Agents Note

As is normal the property is offered for sale Leasehold but with a share of the Freehold enabling the occupier to determine the level of service and maintenance charges which are currently, we are advised is £100 monthly and this covers buildings insurance, maintenance of the grounds and external decoration.

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.