



1a New Street, Braintree, Essex. CM7 1ES.

Offers Over £175,000 Freehold



A modern Sem Detached Two Bedroom House with gas fired radiator heating, double glazing and own parking space adjacent in a central town location with improvement opportunities. NO CHAIN.

rightmove

Zoopla



OnTheMarket



55 High Street, Braintree, Essex, CM7 1JX

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Email: property@rolandjames.com

Telephone: 01376 327123



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LOCATION

New St is off South Street which in turn is off the High Street. The property is opposite Tecco's car park a few minute walk from the High St and the Railway Station.

Ground Floor

THE ACCOMMODATION WITH GAS FIRED RADIATOR HEATING AND DOUBLE GLAZING COMPRISES APPROXIMATELY:

LIVING ROOM

13' x 11'6

Windows to front and rear.

KITCHEN

8'6 x 6'6

Window to rear. a range of units. Oven ,hob and extractor. Sink unit.

UTILTU ROOM

Wash hand basin. (Originally cloakroom) .

First Floor

LANDING

BEDROOM ONE

9'8 x 8'1

Window to front and rear. Fitted wardrobes.

BEDROOM TWO

9'8 x 5'9

Window to front.

BATHROOM/WC

Window to rear. Panelled Bath. Pedestal wash hand basin. Low flush suite.

Outside

PRIVATE PARKING SPACE

Immediately adjacent.

REAR GARDEN

Unoverlooked. Screen fencing in need of repair

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.