



19 Maltings View, Braintree, Essex. CM7 3JT.

£260,000 Freehold



Roland James are pleased to offer this Two Bedroom House with ample parking to front and established rear garden. Giving quick and level access to all the amenities Braintree has to offer, the High Street and Railway Station being a few minutes walk away. (London Liverpool Street approx.1 hour) Ideally suited for first time buyers and investors. Early appointment recommended to avoid disappointment! No Chain



55 High Street, Braintree, Essex, CM7 1JX

www.rolandjames.com

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LOCATION

Interested parties are advised the Maltings view is off Manor Street which is approached by Trinovantian Way from Railway Street.

Ground Floor

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The property with double glazing and gas fired central heating system comprises approximately :

ENTRANCE DOOR

To:

HALLWAY

Door to:

LIVING ROOM

15'6 x 12'

Sliding Patio doors leading to and overlooking the rear garden.

KITCHEN

8'7 x 8'

Comprising approximately gas hob and integral electric oven with extractor above, matching base and eye level units, space for automatic appliances, window to the front aspect

First Floor

LANDING

Doors to:

BEDROOM ONE

11'10 x 11'9

Window to the rear aspect.

BEDROOM TWO

12'3 x 5'3

Window to front.

BATHROOM

Panelled bath with shower over. Low level flushing suite. Pedestal wash hand basin. Extensive tiling

Outside

PARKING

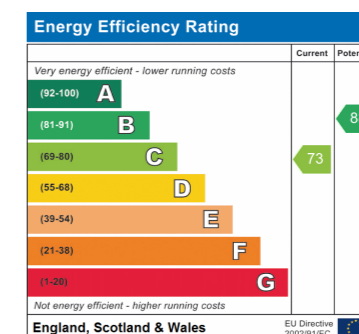
Two Designated Parking Spaces. One immediately to front and another in the parking area adjacent

TO FRONT

Block paved designated parking and pathway to entrance.

TO REAR

Block paved patio extending to lawn area. Garden shed.



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.