



- Turn Key Condition
- Two Bedrooms
- Modern Kitchen
- Spacious Living Room
- Family Bathroom
- Low Maintenance Rear Garden
- Allocated Parking
- Walking Distance To Local Schools & Amenities

## 36 Nichols Grove, Braintree, Essex. CM7 3EQ.

\*\*\*GUIDE PRICE £260,000-£270,000\*\*\*

This beautifully presented two-bedroom home offers modern living in a convenient location, perfect for first-time buyers, small families or investors.





# Property Details.

## Room Measurements

### Entrance Hall



### Living/Dining Room



15' 7" x 11' 9" (4.75m x 3.58m)

### Kitchen



8' 3" x 7' 8" (2.51m x 2.34m)

## First Floor

### Bedroom One



11' 9" x 9' 10" (3.58m x 3.00m)

# Property Details.

## Bedroom Two



11' 10" x 5' 10" (3.61m x 1.78m)

## Bathroom



6' 1" x 5' 7" (1.85m x 1.70m)

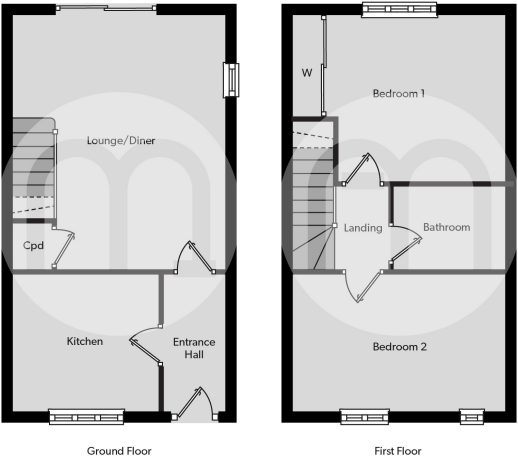
## Outside

### Rear Garden

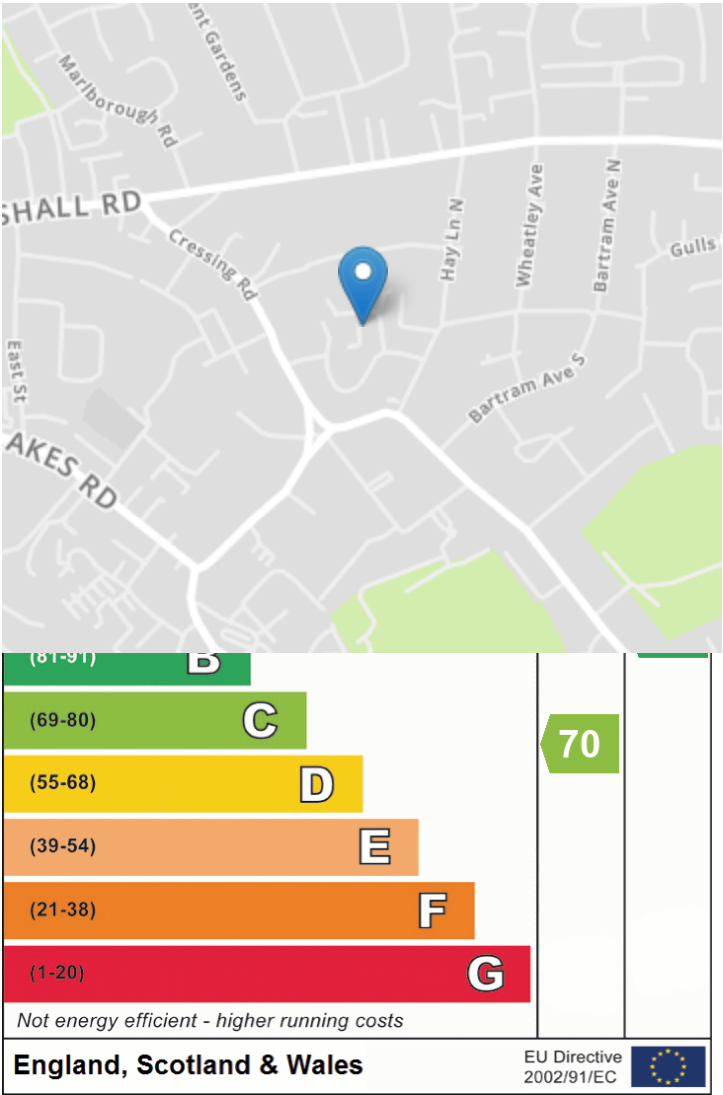
### Allocated Parking

# Property Details.

## Floorplans



## Location



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.