



7 BRADWELL COURT, BRAINTREE CM7

OFFERS IN EXCESS OF £260,000

2 Bedrooms | 2 Bathrooms | 1 Reception

**** CALLING ALL FIRST TIME BUYERS **** Situated within a quiet mews, within short walking distance of Braintree Village Shopping Centre and Station, with direct hourly trains to London Liverpool Street, this well presented TWO bedroom property benefitting from newly fitted UPVC windows and doors, together with a modern gas boiler is available with NO ONWARD CHAIN. Enjoying allocated parking immediately to the front, together with a SOUTH FACING rear garden, the accommodation itself comprises of a fitted Kitchen, spacious Lounge/Diner, two well proportioned bedrooms with an EN-SUITE shower room to the main bedroom, in addition to the family bathroom. Early viewing is highly recommended in order to appreciate the space on offer.



GROUND FLOOR

Entrance Hall

Tiled flooring, stairs rising to first floor, under stairs storage.

Kitchen 9’7” x 6’9” (2.94 x 2.08)

Tiled flooring, double glazed window to front, wall & base units, stainless steel sink, integral double oven, four ring gas hob & dishwasher, spaces for fridge/ freezer & washing machine.

Lounge 15’3” x 12’11” (4.67 x 3.96)

Laminate flooring, two double glazed windows & door to rear, radiator, under stairs storage, open gas fireplace.

FIRST FLOOR

Landing

Carpet flooring, doors to;

Bedroom One 11’11” x 10’4” > 7’6” (3.64 x 3.17 > 2.31)

Carpet flooring, two double glazed windows to rear, two radiators.

Ensuite

Shower enclosure, wall mounted hand wash basin, WC, obscure double glazed window to side.

Bedroom Two 10’11” x 6’10” (3.34 x 2.09)

Carpet flooring, radiator, double glazed window to front.

Bathroom

Bath, pedestal hand wash basin, WC, radiator, airing cupboard, obscure double glazed window to front.

EXTERIOR

Parking

One allocated parking space to front.

Garden

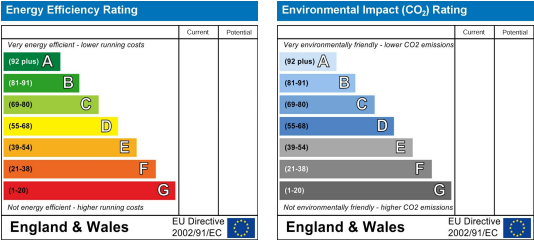
Raised decking area, remainder laid to lawn, outbuilding to remain

Area Map



Floor Plans

Energy Efficiency Graph



Branocs endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



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