



11 OLD SHELL COURT LONDON ROAD, BRAINTREE CM7

GUIDE PRICE £325,000

2 Bedrooms | 2 Bathrooms | 1 Reception

**** NO ONWARD CHAIN **** FIRST TIME BUYER? LOOKING TO DOWNSIZE? Then we've found the one for you! Situated within the exclusive "Old Shell Court" development, just off of London Road, Braintree, within a stones throw of Braintree Town Centre and Station is this IMMACULATE, TWO bedroom end-of-terrace home, offering a beautifully fitted kitchen with integrated appliances, generous OPEN PLAN living space, private rear garden and allocated on-site parking for two vehicles. Early viewing is highly advised in order to appreciate the enviable position on offer.



Open Plan Living Area 18’0” x 17’2” (5.51 x 5.24)

Beautifully re-fitted kitchen with integrated appliances including Fridge-Freezer, Washing Machine, Dishwasher, Oven, and hob. Matching high gloss units, herringbone LVT Flooring throughout, glass partitioned Living Area, storage cupboard, bi-folding doors to rear garden

FIRST FLOOR

Bedroom One 10’9” x 10’10” (3.30 x 3.32)

Carpet flooring, velux window to rear, door to;

En-suite

Shower enclosure, WC, hand wash basin

Bedroom Two 11’5” x 7’7” (3.48 x 2.32)

Carpet flooring, velux window to rear

Bathroom

Shower over bath, WC, hand wash basin

Rear Garden

Patio area, garden to lawn, shed to remain

Parking

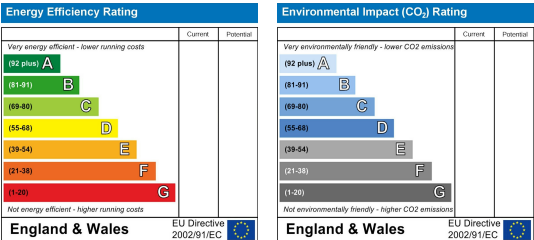
Allocated Parking for two vehicles.

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.



Phone: 01376 386555
Email: info@branocsestates.co.uk
Website: www.branocsestates.co.uk

Phoenix House 5 New Street
Braintree
Essex
CM7 1ER

