



## 7 MEADOW BROWN COURT, BRAINTREE CM7

OFFERS IN EXCESS OF £290,000

2 Bedrooms | 1 Bathrooms | 1 Reception

**\*\* FIRST TIME BUYERS DREAM \*\*** New to the market, Branocs Estates have pleasure in offering this immaculately presented TWO bedroom semi-detached property, with the benefit of TWO allocated parking spaces, and a well kept rear garden. Internally the property offers a spacious reception room, fitted Kitchen/Diner, as well as two double bedrooms and Bathroom, making this a perfect opportunity for first time buyers and investors alike. Situated within walking distance of Braintree Town Centre and Station, as well as giving easy access to the A120 and M11 corridor (20 mins), early viewing is highly advised in order to avoid disappointment.



GROUND FLOOR

Entrance Hall

Leading to;

Living Room 14’9” x 13’3” (4.52 x 4.06 )

Laminate flooring, stairs to first floor, window to front aspect

Kitchen/Diner 13’3” x 8’2” (4.06 x 2.50)

Wall and base level units, integrated oven, dining area, door to rear garden.

FIRST FLOOR

Landing

Doors to;

Master Bedroom 13’4” x 10’11” (4.07 x 3.34)

Windows to front aspect

Bedroom Two 12’0” x 7’3” (3.68 x 2.21)

Window to rear aspect

Bathroom

Three piece bathroom suite with shower over bath, WC and Hand wash basin, obscure window to rear

EXTERIOR

Front

Path leading to side access gate to rear garden

Rear Garden

Raised composite decking seating area, garden to lawn with mature borders

Parking

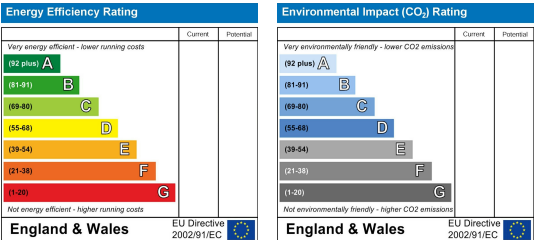
2 x allocated spaces

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

