



## Ellen Way

White Court, Braintree, CM77 7UU

**Guide Price £200,000**



Freehold  
Tax Band:

Benefiting from a PRIVATE REAR GARDEN, well-proportioned living accommodation inc. lounge/diner & separate kitchen plus ALLOCATED parking is this ideally located ONE BEDROOM semi-detached house. Situated just a short walk from all local amenities and with easy access to Braintree Town Centre & Station, A120/M11 & Chelmsford. Ideal for first time buyers & investors!



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The accommodation, with approximate room sizes, is as follows:

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE PORCH:

Part-glazed entry door, laminate flooring. Door into lounge.

### LOUNGE / DINER:

13'01 x 11'06 (3.99m x 3.51m)

Double glazed window to front aspect, stairs to first floor, under stairs storage cupboard, radiator, carpeted flooring and smooth ceiling.

### KITCHEN:

13'01 x 5'01 (3.99m x 1.55m)

Double glazed window to front aspect, a series of matching base and wall units, roll top work surfaces incorporating single bowl sink with central mixer tap and drainer, space for cooker, gas hob with extractor hood over, space for fridge/freezer and dishwasher, radiator, laminate flooring and smooth ceiling with sunken spotlights.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Loft access, large built-in airing/storage cupboard, radiator and carpeted flooring.

### BEDROOM:

10'05 x 9'11 (3.18m x 3.02m)

Double glazed window to front aspect, built-in wardrobes, radiator, carpeted flooring.

### SHOWER ROOM:

Opaque double glazed window to front aspect, fully tiled, enclosed corner shower unit, low level WC, inset wash hand basin, extractor fan, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights.

## EXTERIOR:

## GARDEN:

Private rear garden enclosed by fencing and located to the side of the property and accessed via gate. Comprising a patio area with remainder mainly laid to lawn with mature tree and some shrub borders and a large storage shed.

## PARKING:

Allocated parking for one vehicle in bay to front. On-street parking available if required.

## AGENTS NOTES:

Council Tax Band: A



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All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

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