



2 bed semi-detached bungalow to buy in CM7

Lea Close, Braintree, Braintree, Essex, CM7 3YP

£195,000 Starting Bid

H x 2 D x 1 C x 1

Tenure

Leasehold

Property features

- ✓ Semi Detached Bungalow
- ✓ Two Bedrooms
- ✓ Over 55's Only
- ✓ Onsite Warden
- ✓ EPC Rating C

Driveway parking

Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

Arrange a viewing

Thomas Jack Smith
Branch Manager
South East Auction

01634 565510
southeast@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Nestled within a desirable over 55s community in Braintree, this charming two-bedroom semi-detached bungalow offers a tranquil and secure living environment. Offered for sale with no onward chain, this property is ready for immediate occupancy. The bungalow features convenient driveway parking and a well-thought-out layout. The inviting reception room provides a comfortable space, complemented by two generously sized bedrooms and a well-appointed bathroom. Additionally the loft is fully boarded and can be utilised as an extra storage space.

A significant advantage is its inclusion within a dedicated over 55s development, benefiting from an onsite warden, ensuring a supportive and secure community atmosphere. Externally, the property boasts a private rear garden, offering a lovely, low-maintenance outdoor space. Braintree provides a wide array of amenities and excellent transport links. This property represents a fantastic opportunity to acquire a comfortable and secure home within a supportive community.

Early viewing is highly recommended.

Entrance Hallway

Entrance door, loft hatch, radiator and airing cupboard

Lounge 9'11" x 15'2"

French doors, radiator

Master Bedroom 9'10" x 12'1"

Double glazed window, radiator

Bedroom Two 9'3" x 8'10"

Double glazed window, radiator

Bathroom 5'5" x 5'11"

Double glazed window, low level WC, wash hand basin, bath with shower over, radiator

Front of Property

Driveway providing off road parking

Rear Garden

Fully enclosed and private, low maintenance, laid to stabs, gate to rear

Agents note: Anti-Money Laundering (AML) Compliance

As part of our commitment to meeting UK Anti-Money Laundering (AML) regulations, Harris + Wood are required by law to confirm the identity of all purchasers before a sale can proceed.

To make this process as straightforward as possible, we work with an independent verification service, Clearcheck, who conduct these checks on our behalf. A small verification fee applies for each purchaser.

These checks must be fully completed and verified before we are able to progress with your purchase.

For sale through Pattinson Auction under Conditional Terms.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 85

Annual Service Charge Amount: £2,100.00

Price: Starting Bid £195,000

Property Type: Semi-detached Bungalow

Parking: Driveway

Year built: 1975

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: Yes

Required access: No

Heating: Gas

Electric: National Grid

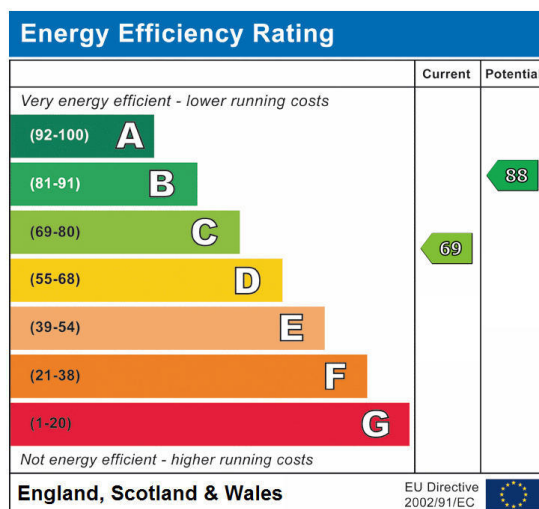
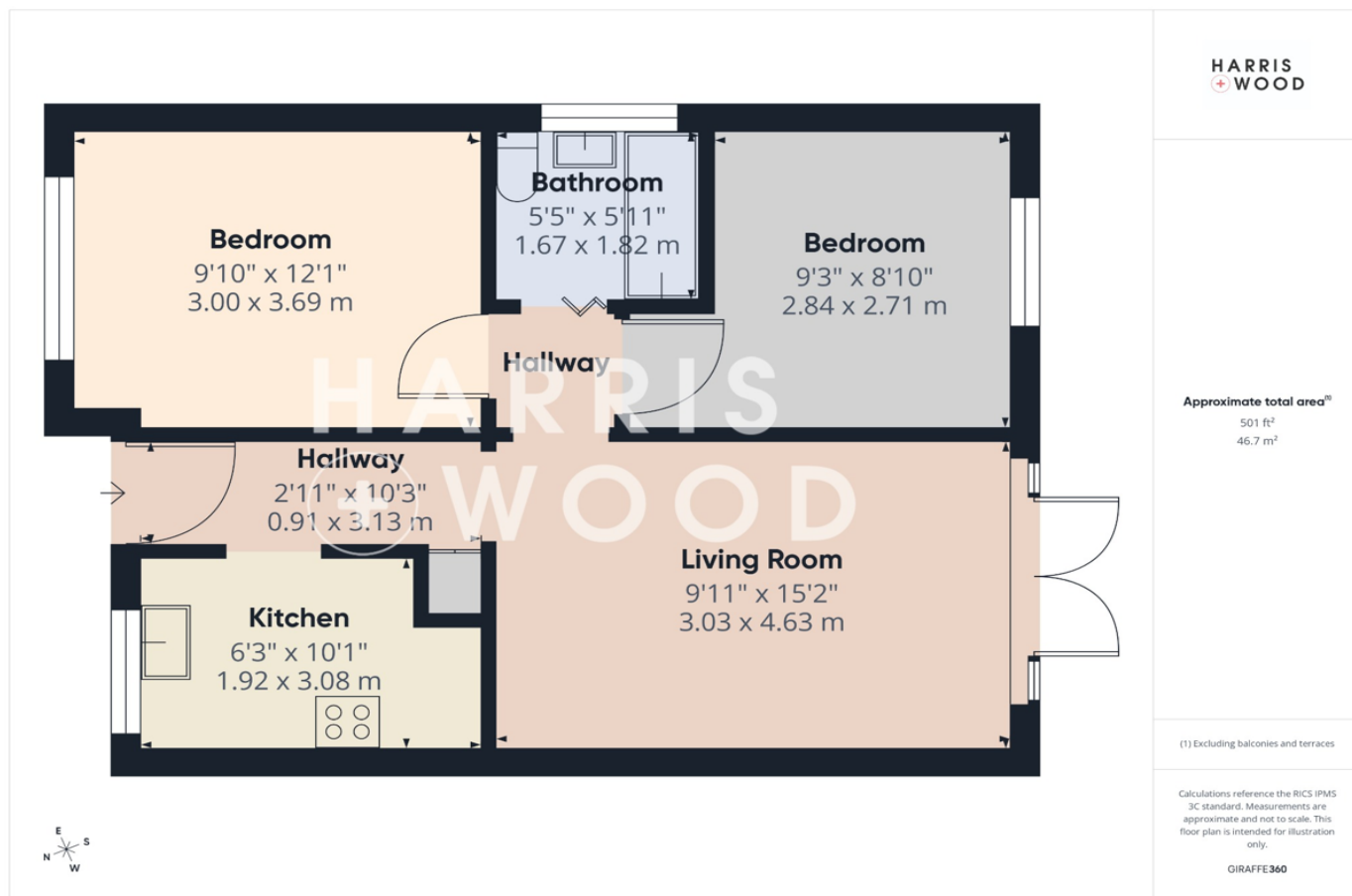
Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



Lea Close, Braintree, Braintree, Essex, CM7 3YP

Contact your local branch today for more information on this property:

Mercantile House Kingfisher Way , Silverlink Business Park, Wallsend, NE28 9NY, Tel: 01634 565510, southeast@pattinson.co.uk, www.pattinson.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

