



18 FRAMLINGHAM WAY

Braintree, CM77 7YY

£330,000



COMMERCIAL | RESIDENTIAL | LETTINGS

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- Semi Detached Home
- Frontage Overlooking Greensward
- Garage and Parking
- Conservatory
- Attractive Garden
- Short Walk To Local Shops/Amenities & Popular Schools
- Two Bedrooms
- Master with En Suite





Property Description

THE PROPERTY

Well situated two bedroom semi - detached home benefiting from a conservatory, garage and over looking greensward. Within easy distance to all the local amenities.

THE LOCATION

This property is overlooking a greensward to the front with Great Notley Garden Village being just a short walk away from the popular schools, shops and amenities.

With close proximity are the A120/M11 and Chelmsford with Braintree Town Centre and Station being just under two miles away.

Braintree Station provides a regular rail service (via

Chelmsford City Centre) into London Liverpool Street. The popular Great Notley Country Park and Discovery Centre is conveniently situated being just 0.6 miles away.

ENTRANCE HALL

CLOAKROOM

KITCHEN

4.01m (13'2") x 3.02m (9'11")

LOUNGE

5.45m (17'11") x 3.54m (11'8")

CONSERVATORY

3.51m x 2.74m (11'06 x 9'66)

FIRST FLOOR

LANDING

BEDROOM 1

3.29m (10'9") x 3.07m (10'1")

EN SUITE

BEDROOM 2

3.29m (10'9") x 2.25m (7'5")

BATHROOM

OUTSIDE

Rear Garden: - Unoverlooked rear garden commencing with patio area to immediate rear with pathway to gated side access and door to garage, remainder mainly laid to lawn with shrub borders.

Garage, Driveway & Parking: - Single garage fitted with power, lighting and up & over door. Driveway parking for one vehicle with further space available.

PROPERTY INFORMATION

Council Tax Band D

EPC D



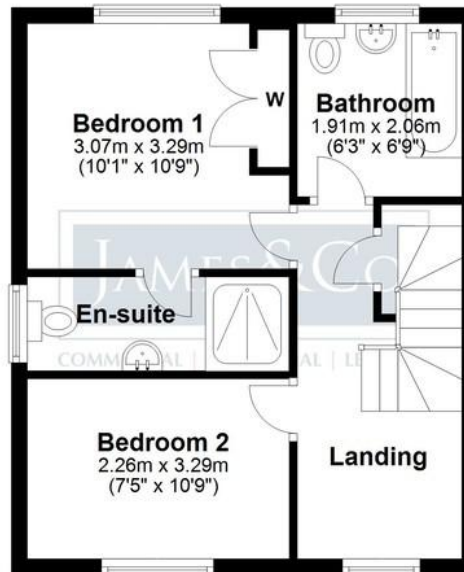
Ground Floor

Approx. 50.6 sq. metres (544.1 sq. feet)



First Floor

Approx. 36.0 sq. metres (387.3 sq. feet)



Total area: approx. 86.5 sq. metres (931.4 sq. feet)

The sizes and floor plan shown is intended only as a guide, all sizes are approximate and cannot be relied upon as fact. Plan produced using PlanUp.

COUNCIL TAX BAND

Tax band D

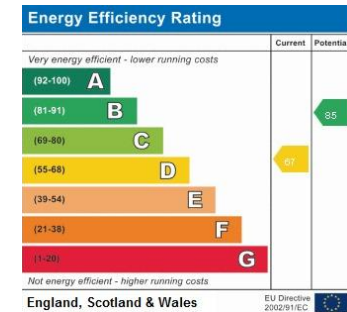
TENURE

Freehold

LOCAL AUTHORITY

Braintree District Council

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



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