



71 Marlborough Road, Braintree, Essex. CM7 9NH.

£195,000 Leasehold



Situated in a very convenient position for local shops, eating places, park, bus routed, town and station a well proportion Two Bedroom Maisonette with its own garden and garage. Long lease in excess of 140 years. No Upward Chain.



rightmove

Zoopla

OnTheMarket



55 High Street, Braintree, Essex, CM7 1JX

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Telephone: 01376 327123



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LOCATION

ENTRANCE DOOR

Glazed and panelled. Electric Panel Heater. Stairs to:

First Floor

LANDING

Window to side.

LOUNGE

16'2 x 10'11

Double glazed window to front. Electric panel radiator. Laminate flooring.

KITCHEN

10'7 x 9'7

Double glazed window to rear. Eye and base level units with space for appliances.

Partly tiled walls. One and a half bowl sink drainer with mixer tap. Tiled flooring.

BEDROOM ONE

13' x 9'6

Double glazed window to front. A range of fitted wardrobes. Storage cupboard.

BEDROOM TWO

7'11 x 7'3

Double glazed window to rear. Electric panel heater.

BATHROOM.

Double glazed window to rear. Low flush WC,. Pedestal wash hand basin. Partly tiled walls. Bath with electric shower over.

Outside

GARAGE.

Set to rear.

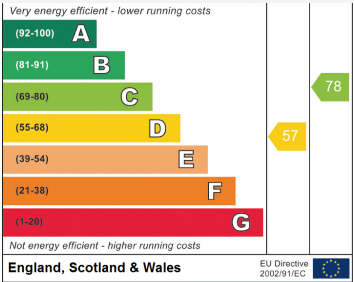
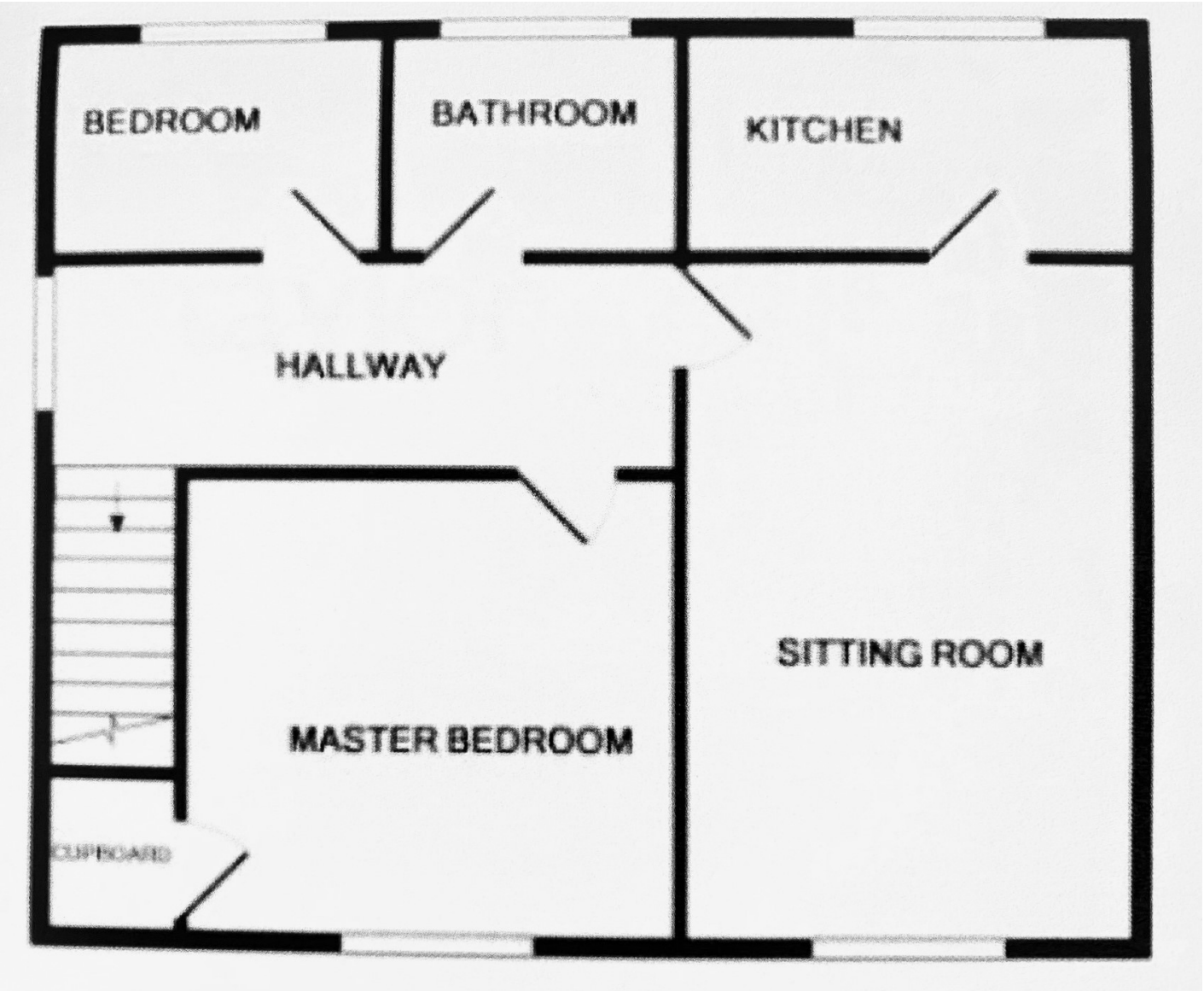
GARDEN

Laid to lawn with flower beds and borders. Ornamental shrubs. Screen fencing. Surprisingly private.

AGENTS NOTE

CHARGES

The current ground rent is £350 per annum. We understand it is occupier maintained and insurance is arranged through the landlord.



AGENTS NOTE NO ELECTRICAL OR MECHANICAL ITEMS AT THE PROPERTY HAVE BEEN TESTED AND INTENDING PURCHASERS MUST SATISFY THEMSELVES AS TO THEIR CONDITION AND SERVICEABILITY. **TO VIEW:** BY PRIOR TELEPHONE APPOINTMENT THROUGH THE VENDORS AGENTS ROLAND JAMES 01376 327123. OPEN WEEKDAYS 9 A.M. UNTIL LATE, SATURDAY 9 A.M. TO 5 P.M.