



## 2 bed semi-detached bungalow to buy in CM7

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

**£195,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

Driveway parking

## Property features

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

## Key Information

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

## 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

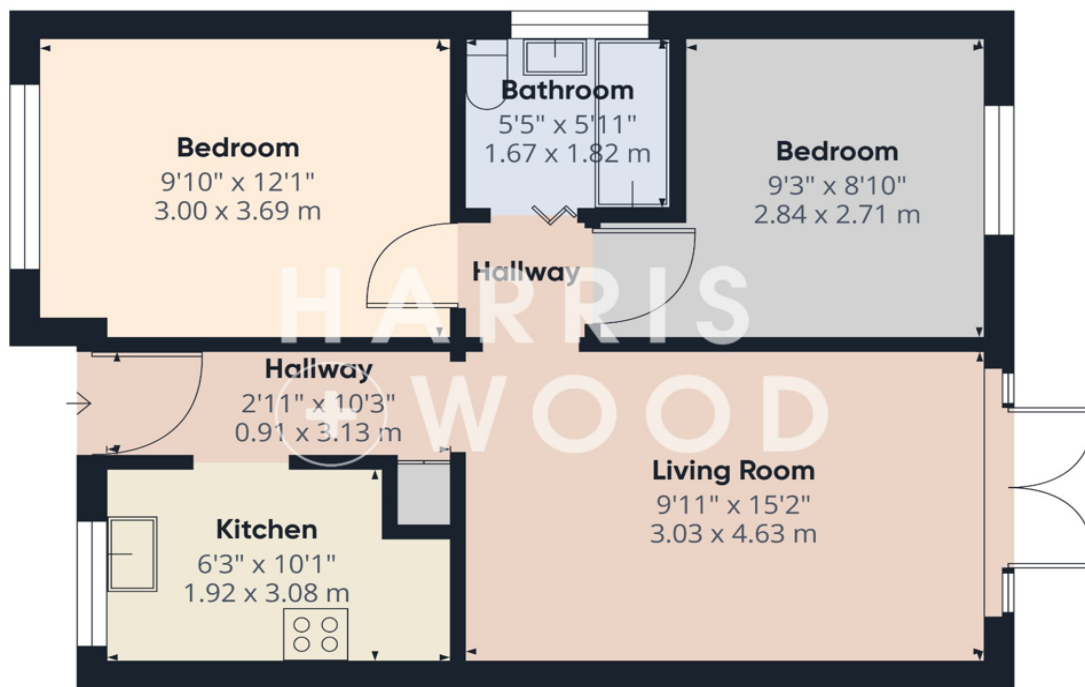
Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



Approximate total area<sup>(1)</sup>  
501 ft<sup>2</sup>  
46.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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

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