



## 172 SOUTH STREET, BRAINTREE CM7

OFFERS IN EXCESS OF £325,000

3 Bedrooms | 2 Bathrooms | 1 Receptions

**\*\* NO ONWARD CHAIN \*\*** Situated within close walking distance of Braintree Town Centre amenities, and Braintree Station is this BEAUTIFULLY PRESENTED three bedroom VICTORIAN home, boasting a perfect blend of Victorian period features together with the modern feel of a desirable family home. Deceptively spacious throughout, the property offers a large 28' LOUNGE/DINER, together with a modern Kitchen and UTILITY ROOM, whilst the first floor comprises of THREE Bedrooms, an EN-SUITE to the Master Bedroom, together with a good sized family bathroom. The property comes with good frontage providing off street parking for up to two vehicles, whilst the rear garden is landscaped to offer a paved patio area, with steps down to the remaining enclosed garden which is laid largely to lawn.





## GROUND FLOOR

### Entrance Porch

Tiled flooring, radiator, door to;

### Lounge/Diner 28'6" x 12'5" (8.69 x 3.79)

Exposed wooden floorboards, bay window to front aspect, patio doors to rear, inset downlights, stairs to first floor

### Kitchen 14'0" x 7'7" (4.28 x 2.33)

Tiled flooring, base level units with laminate work surfaces, integrated Oven, space for Microwave, fitted four ring gas hob with extractor over, integrated dishwasher, space for American Fridge-Freezer, window and door to side aspect.

### Utility Room

Tiled flooring, window to side aspect, laminate work surface, wall and base level units, space for washing machine and tumble dryer, radiator

### Cloakroom

Tiled flooring, WC, sink

## FIRST FLOOR

### Landing

Carpet flooring, airing cupboard, loft access, doors to;

### Bedroom One 12'11" x 12'5" (3.94 x 3.79)

Carpet flooring, 2 x windows to front aspect, radiator

### En-Suite

Fully tiled, shower enclosure, WC, sink and inset spotlights

### Bedroom Two 9'7" x 7'5" (2.93 x 2.28)

Carpet flooring, window to rear aspect, inset downlights, radiator

### Bedroom Three 9'7" x 6'11" (2.94 x 2.12)

Carpet flooring, window to rear aspect, inset spotlights, radiator

### Bathroom

Fully tiled, bath with shower over, concealed cistern WC and sink inset to vanity unit, heated towel radiator, inset downlights

## EXTERIOR

### Front

Parking to front for up to two vehicles, side access to rear garden

### Rear Garden

Raised patio with veranda, with steps leading to lower garden laid largely to lawn with established flower beds, 2 x outbuildings, side access to front

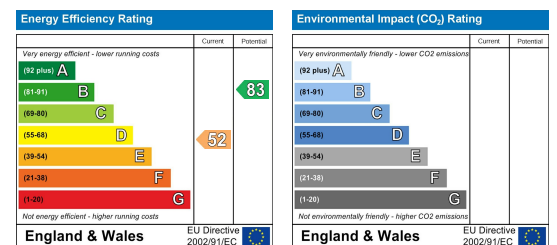
## Area Map



## Floor Plans



## Energy Efficiency Graph



Branocs endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



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