



## 50 BRADFORD STREET, BRAINTREE CM7

OFFERS IN EXCESS OF £475,000

### 4 Bedrooms | 1 Bathrooms | 2 Receptions

**\*\* BURSTING WITH CHARACTER \*\*** Nestled within the historic Bradford Street, Braintree, this Grade II listed semi-detached house is a true gem waiting to be discovered. Boasting TWO spacious reception rooms, FOUR bedrooms, and a charming re-fitted bathroom, this property offers ample space for comfortable living.

As you step inside, you'll be greeted by a home bursting with character and history. The spacious basement kitchen offers great space including room for a Dining Table. With a double driveway at the rear of the property, parking for two vehicles is a convenience you will appreciate in this renowned location, which offers convenient walking access to both the town centre and Braintree Station.

Imagine living in a home that not only provides modern comfort but also tells a story of the past. If you're looking for a property that exudes charm and offers a touch of elegance, this Grade II listed house on Bradford Street is the perfect place to call home.



## Entrance Hall

Tiled flooring, radiator, stairs to first floor, stairs to basement, doors to;

## Lounge 25'0" x 14'8" (7.63 x 4.49)

Exposed floorboards, radiator, sash windows to front & rear, two radiators, feature fireplace with cast iron stove, second feature fireplace with gas effect burner, exposed beams.

## Utility Room

Tiled flooring, butler sink, WC, spaces for washing machine & tumble dryer, windows to side & rear.

## Basement Kitchen 18'0" x 11'6" (5.51 x 3.53)

Tiled flooring, wall & base shaker style units, ceramic sink with central mixer tap, spaces for range style oven, dishwasher & fridge/freezer. radiator, exposed beams.

## First Floor

### Landing

Carpet flooring, sash window to rear, doors to;

### Bedroom One 13'2" x 12'5" (4.02 x 3.79)

Carpet flooring, sash window to front, radiator, built in cupboards.

### Bedroom Two 13'1" x 11'11" (3.99 x 3.65)

Carpet flooring, radiator, sash window to rear, feature fireplace, built in cupboard.

### Bedroom Three 12'5" x 8'7" (3.79 x 2.62)

Carpet flooring, radiator, sash window to front, built in cupboards.

### Bedroom Four 11'3" x 9'4" (3.44 x 2.86)

Carpet flooring, radiator, sash window to rear.

### Loft Room 28'0" x 10'6" (8.55 x 3.22)

Fixed ladder leading from the landing, three velux windows.

## Exterior

### Walled Rear Garden

Paved patio area leading to entertaining space and artificial grass

### Private Gated Parking

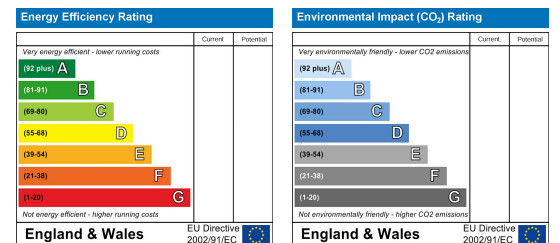
Private gated parking to rear for two vehicles

## 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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