



## 21 RIFLE HILL, BRAINTREE CM7

GUIDE PRICE £250,000

2 Bedrooms | 1 Bathrooms | 1 Reception

**\*\* CALLING ALL FIRST TIME BUYERS \*\*** Nestled on the outskirts of the Town Centre, within walking distance of town centre amenities and within just minutes of Braintree Station, this CHARMING two bedroom cottage retains a wealth of character, whilst being presented in modern decorative order. Offering a good sized Lounge/Diner, modern Kitchen, ground floor Bathroom, and two first floor bedrooms, the property further benefits from a generous rear garden. Ideally situated close to local recreation space and within a good selection of local schools nearby, early viewing is essential in order to truly appreciate the great location on offer.



## Entrance Porch

Door to;

## Lounge/ Diner

Laminate flooring, two radiators, double glazed window to front, feature fireplace.

## Inner Hallway

Radiator.

## Kitchen

Tiled flooring, wall & base units with roll edge work surfaces, stainless steel sink with mixer tap, spaces for fridge, cooker & washing machine, double glazed window to rear, door to garden.

## Bathroom

Tiled flooring, bath with shower over, pedestal hand wash basin, WC.

## FIRST FLOOR

## Landing

Doors to;

## Bedroom One

Carpet flooring, radiator, feature fireplace, double glazed window to front.

## Bedroom Two

Carpet flooring, radiator, double glazed window to rear.

## EXTERIOR

## Garden

Patio with steps leading down to lawn.

## Front

Street parking to front, path to front entrance door

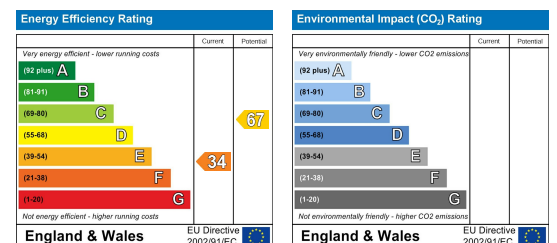
## Area Map



## Floor Plans

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.

## Energy Efficiency Graph



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