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44 Manor Street, Braintree,
Essex, CM7 3HP

Offers in Excess
£260,000



- Two Bedrooms
- Two Bathrooms
- Fully Modernised
- Low Maintenance Garden
- Ideal For first time buyers
- Close to Town Centre
- Off Road Parking
- Short Walk to Train Station
- Central Heating
- Double Glazing

Introducing a Victorian Gem: Your Dream Home Awaits!

Game Estates is thrilled to present this delightful two-bedroom Terraced Victorian home to the market. This property seamlessly blends modern contemporary living with the timeless allure of its Victorian roots.

Ideal for first-time buyers or savvy investors looking to expand their portfolio, this home offers the perfect combination of comfort and potential.

Step inside to discover a fully decorated interior that exudes warmth and character. Both bathrooms have been tastefully modernized, while the kitchen boasts beautiful finishes and thoughtful design elements, ensuring both style and functionality.

With two generously sized bedrooms, two bathrooms, off-road parking, and an endearing low maintenance garden, this home truly has it all. Whether you're looking to relax and unwind in your own sanctuary or entertain guests in style, this property provides the perfect backdrop for every occasion.

Lounge 3.60m x 3.40m (11' 10" x 11' 2")

The lounge welcomes you like home, with a cozy fireplace at its heart and a charming decor. Natural light streams in through the front window, while the radiator keeps the room comfortably warm. It's a perfect sanctuary to relax and unwind

Kitchen 3.30m x 2.20m (10' 10" x 7' 3")

The modern shaker style kitchen is both beautiful and functional, with everything conveniently within reach. Cooking is a delight with the built-in electric oven and hob, complemented by a stylish extractor fan above. The built-in dishwasher adds a touch of convenience, while space for a washing machine completes the practicality. The blend of contemporary and traditional design creates a harmonious balance, exemplified by the granite-style sink with a right-hand drainer and brushed steel mixer tap, contrasting elegantly against the dark countertops. Adjacent to the kitchen, stairs lead upstairs, a door opens to the downstairs shower room, and another leads to the garden and patio area, seamlessly connecting indoor and outdoor living spaces.

Downstairs Bathroom 1.90m x 1.40m (6' 3" x 4' 7")

The downstairs shower room is a rare gem in a property of this size, boasting a modern and beautiful design. Fully tiled, it features a luxurious walk-in electric shower, complemented by a close-coupled toilet and a floating hand basin adorned with chrome mixer taps. The contemporary aesthetic adds a touch of sophistication, making it a standout feature in the home.

Bedroom One 3.60m x 3.40m (11' 10" x 11' 2")

The master bedroom is tastefully decorated to a high standard, featuring a front aspect window and radiator for comfort. Adding to its charm, the original Victorian fireplace remains as a focal point, infusing the room with character. Spacious and inviting, it offers ample room for a double bed, ensuring a comfortable retreat at the end of the day.

Bedroom Two

3.30m x 2.30m (10' 10" x 7' 7")

Bedroom two, also a double bedroom, offers a delightful view overlooking the garden. It features a convenient door leading to another bathroom for added privacy. Equipped with a radiator for comfort, a storage cupboard, and a loft hatch, this room combines functionality with comfort.

Bathroom 2.10m x 1.50m (6' 11" x 4' 11")

The bathroom is truly a standout feature of the property, exuding beauty and elegance. Its centrepiece is a luxurious freestanding bath adorned with a designer chrome tap, offering a touch of sophistication. A sink built into a sleek vanity unit adds both style and practicality. Natural light streams in through the rear aspect window, creating a serene ambiance. Completing the ensemble are a towel rail for convenience and a close-coupled toilet.

Rear Garden

The rear garden is an ideal setting for entertaining, featuring a stylish grey stone patio that seamlessly transitions to a lush lawn area, providing ample space for children to play. At the end of the garden sits a large shed, offering additional storage and ensuring privacy as the property is unoverlooked from the rear. It's a perfect outdoor retreat for relaxation and enjoyment.

Front Garden

The front of the property makes a statement with its block paved driveway, providing off-road parking that sets it apart from others in the street. This feature adds a touch of convenience, enhancing the overall appeal of the property and making it stand out in the neighbourhood.

All measurements are taken manually and whilst every care is taken with their accuracy, they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract. Service and appliances have not been tested and therefore no warranty is offered on their operational condition.

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