



**DANIEL BREWER**  
Bringing People and Property Together

Dimensions, areas, and relative object positions are approximate and should be perceived as illustrative only.



**BRADFORD STREET, BRAINTREE**  
**OFFERS OVER £190,000**

**BRADFORD STREET, BRAINTREE**  
**OFFERS OVER £190,000**

## DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

- Two Bedrooms
- Walking Distance To Town Centre
- Private Front Courtyard
- Kitchen
- Family Bathroom
- Ground Floor Bungalow
- End of Terrace Private Mews Location
- Allocated Parking
- Living Room
- Viewing Advised

**\*Share Of Freehold\*** We are pleased to market this two bedroom end-of-terrace bungalow located in a private mews within walking distance to the town centre. In brief the accommodation comprises:- entrance hall, living room, kitchen/dining room, family bathroom and two bedrooms. Outside the property benefits from a private garden and allocated parking.

### **Entrance Hall**

Entrance via partly-glazed hardwood door, tiled flooring, inset spotlights, fuse box, circular skylight. Doors to: Principal Bedroom, Bedroom Two, Family Bathroom, and Kitchen Diner.

### **Kitchen Diner**

12'9" x 10'9" (3.9m x 3.3m)

Various base and eye level units with resin worksurfaces over, inset stainless steel basin with mixer tap over and integrated drainer unit, five ring gas hob with extractor fan over, low level cooker,

integrated dishwasher, integrated fridge freezer, splashback tiling, tiled flooring, various power points, inset spotlights. Partly glazed door to rear aspect. Opening to:

### **Living Room**

14'5" x 10'2" (4.4m x 3.1m)

Double glazed window to front aspect, carpeted flooring, inset spotlights, various power points, TV point, CAT6 ethernet.

### **Master Bedroom**

11'9" x 11'1" (3.6m x 3.4m)

Double glazed window to front aspect, wall mounted radiator, carpeted flooring, inset spotlights, TV point, various power points.

### **Bedroom Two / Dressing Room**

6'10" x 6'10" (2.1 x 2.1)

Double glazed window to rear aspect, wooden flooring, full height integrated wardrobes, inset spotlights, various power points.

### **Family Bathroom**

Rectangular double-glazed skylight, three-piece suite comprising: low level WC, wall mounted wash hand basin with mixer tap, panel enclosed bath with glass enclosure, rainfall shower and hot and cold taps; wall mounted heated towel rail, tiled walls, tiled flooring, extractor fan, inset spotlights.

### **Exterior**

The property exterior boasts a generously sized front garden with artificial lawn, and stone shingle area and walkway, all enclosed via low level post and rail fencing. To the rear aspect, a patio area is present with gated access. Furthermore, this plot also benefits from two allocated parking spaces and is within walking distance to Braintree town centre.

**BRADFORD STREET, BRAINTREE**

**OFFERS OVER £190,000**

