

Rose Hill, Braintree CM7 3QW



welcome to

Rose Hill, Braintree

GUIDE PRICE £350,000-£375,000 William H Brown are pleased to offer for sale this well-presented three bedroom unique house offering spacious accommodation and is conveniently situated within walking distance to Braintree Railway Station













Entrance Lounge

13' 1" x 19' 1" (3.99m x 5.82m) Double glazed window to front and side and rear aspect, feature fireplace with log burner, radiator.

Dining Room

13' 1" x 10' 5" ($3.99m\ x\ 3.17m$) Double glazed window to front aspect, radiator, door leading to

Kitchen

8' 3" x 10' 5" (2.51m x 3.17m)

Double glazed window to rear aspect, door to rear garden & stairs to first floor, range of wall and eye level units with work surface over incorporating a sink drainer with hot and cold mixer tap, two integrated ovens one on top of each other and a gas hob, fridge/freezer, space and plumbing for washing machine and dishwasher, wall mounted boiler.

First Floor Landing

Bedroom One

10' 5" x 13' 1" (3.17m x 3.99m) Double glazed window to front aspect, radiator, quadruple built in wardrobes.

Bedroom Two

10' 5" x 13' 1" (3.17m x 3.99m) Double glazed window to front aspect, radiator.

Bedroom Three

8' 7" x 13' 1" (2.62m x 3.99m) Double glazed window to rear aspect, radiator.

Bathroom

Obscure double glazed window to rear aspect, side panel bath, vanity hand wash basin, low level WC, walk in shower cubicle, radiator.

External

17' 4" x 11' 4" (5.28m x 3.45m) Driveway leading to garage with power and lighting, front and rear gardens, patio area and then mainly laid to lawn with mature trees and shrub borders.

Outbuilding / Home Office

14' x 8' 3" ($4.27m \times 2.51m$) Double glazed window to side and rear aspect, door to front, power and lighting connection, thermostatically controlled heater, range of base and eye level cupboard, cloakroom with wall mounted hand wash basin and low level WC.





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Rose Hill, Braintree

- Well Presented Three Bedroom Unique House
- Two Reception Rooms
- Situated Opposite the Flitch Way
- Four Piece Bathroom Suite
- Outbuilding Currently being used as a Home Office with a Toilet

Tenure: Freehold EPC Rating: C

guide price

£350,000



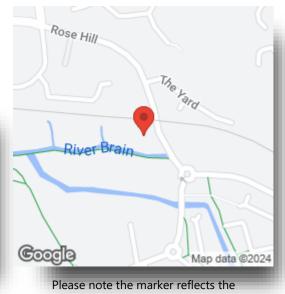


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Property Ref: BTR108430 - 0007 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



postcode not the actual property

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