



**Victoria Street, Braintree, CM7 3HN**

**welcome to**

**Victoria Street, Braintree**

\*\* GUIDE £325,000 - £350,000 \*\* William H Brown are pleased to offer the stunning three bedroom semi-detached bay fronted family home situated in the heart of Braintree Town Centre and within a short walking distance to Braintree Railway Station.



### **Entrance Hall**

Doors leading to

### **Lounge**

13' 1" x 11' 1" ( 3.99m x 3.38m )

Double glazed bay window to front aspect. Feature fire place. Radiator. Carpets. Pendant lighting.

### **Dining Room**

11' 6" x 12' ( 3.51m x 3.66m )

Double glazed window to rear aspect. Radiator. Pendant lighting. Carpets.

### **Kitchen**

15' 7" x 7' 5" ( 4.75m x 2.26m )

Double glazed window to side aspect. Range of wall and eye level units with work surface over incorporating a butler sink with hot and cold mixer tap. Built in double oven. Gas hob with overhead extractor fan. Space and plumbing for appliances. Lino flooring. Pendant lighting.

### **Cloakroom**

Double glazed window to side aspect. Low level WC. Hand wash basin. Under floor heating.

### **Sunroom**

12' 1" x 12' 1" ( 3.68m x 3.68m )

Double glazed window & double glazed French doors to garden. Under floor heating. Laminate flooring. Lighting.

### **Landing**

Doors leading to

### **Bedroom One**

14' 8" max x 11' 5" max ( 4.47m max x 3.48m max )

Double glazed bay window to front aspect. Carpets. Radiator. Pendant and wall lights.

### **Wet Room**

Wall mounted and wash basin with cupboard below, low level WC. Heated towel rail. Shower

### **Bedroom Two**

9' 8" x 11' 5" ( 2.95m x 3.48m )

Double glazed window to side aspect. Radiator. Carpets. Pendant lighting.

### **Bedroom Three**

6' 5" x 7' 5" ( 1.96m x 2.26m )

Double glazed to rear aspect. Radiator. Carpets. Pendant lighting.

### **Bathroom**

Obscure double glazed window to side aspect. Side panel bath. Low level WC. Heated towel rail.

### **Rear Garden**

Commencing with a patio area and then the remainder laid to lawn. Trees and shrub borders. Sheds. Panel fencing.

### **Parking**

Residents permit parking.



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welcome to

## Victoria Street, Braintree

- Stunning Three Bedroom Semi-Detached House
- Two Reception Rooms
- Double Glazing
- Gas Central Heating
- Situated in the Heart of Braintree Town Centre

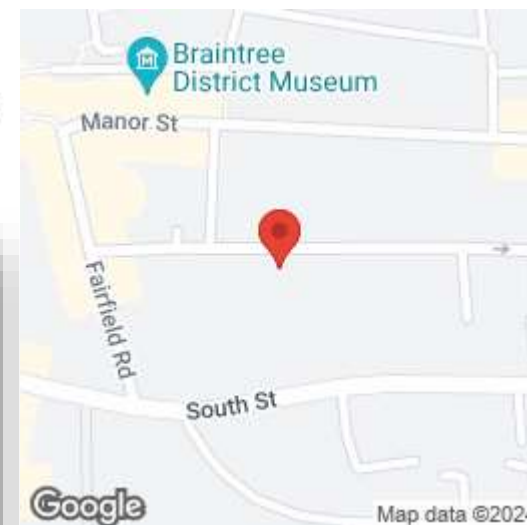
Tenure: Freehold EPC Rating: D

guide price

**£325,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspections. Powered by www.houseagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BTR108672 - 0002

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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.



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