



**Victoria Street, Braintree CM7 3HN**

**welcome to**

**Victoria Street, Braintree**

\*\* GUIDE PRICE £350,000 - £375,000 \*\* William H Brown are pleased to offer this well presented and extended two / three bed semi Victorian house situated within short walking distance to Braintree town centre, railway station and Bus park.



### **Entrance Porch**

Double glazed door leading to:-

### **Entrance Hall**

Stairs rising to first floor, radiator.

### **Lounge**

13' 9" into bay x 11' 4" max ( 4.19m into bay x 3.45m max )  
Double glazed window to front aspect. Feature fireplace housing gas fire (not tested). Radiator,

### **Sitting Room**

12' x 11' ( 3.66m x 3.35m )  
Double glazed window to rear aspect. Feature fireplace with open fire., Exposed wooden flooring, radiator.

### **Kitchen**

15' 5" x 7' 9" ( 4.70m x 2.36m )  
Double glazed window to side aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Ceramic sink drainer unit. with one and a half bowl. Plumbing for washing machine and dishwasher, space for fridge/freezer. Double oven with four ring gas hob and extractor over. Understairs cupboard, cupboard housing central heating boiler, radiator.

### **Dining Room**

11' 5" x 11' 4" ( 3.48m x 3.45m )  
Double glazed french doors to rear aspect. Two double glazed skylight windows. Radiator, door lading to:-

### **Cloakroom**

Obscure double glazed window to side aspect. Suite comprising low level WC and hand wash basin.

### **Landing**

Stairs rising from entrance hall. Radiator. Doors leading to:-

### **Bedroom One**

14' 8" x 11' 7" ( 4.47m x 3.53m )  
Double glazed bay window and double glazed window to front aspect. Feature fireplace. Radiator.

### **Bedroom Two**

11' 4" x 9' 8" ( 3.45m x 2.95m )  
Double glazed window to rear aspect. Radiator.

### **Bedroom Three**

10' 6" x 8' ( 3.20m x 2.44m )  
Double glazed window to side aspect. Radiator.  
Door leading to:-

### **Bathroom**

Obscure double glazed window to rear aspect. Suite comprising low level WC, pedestal wash hand basin and enclosed bath with shower over and mixer taps. Radiator. Access to loft.

### **Rear Garden**

The rear garden commences with a decked area and the remainder is predominantly laid to lawn with an area of hardstanding to the rear. Enclosed by panelled fencing.



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welcome to

## Victoria Street, Braintree

- Semi-detached
- Victorian property
- Close to railway and bus station
- Two/three bedrooms
- Garden with summer house

Tenure: Freehold EPC Rating: E

offers in excess of

**£350,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BTR108654 - 0003

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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.



william h brown



**01376 320018**



[braintree@williamhbrown.co.uk](mailto:braintree@williamhbrown.co.uk)



51-53 High Street, BRAINTREE, Essex, CM7 1JX



[williamhbrown.co.uk](http://williamhbrown.co.uk)