



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.



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