



Manor Street, Braintree, CM7 3HP

welcome to

Manor Street, Braintree

William H Brown are pleased to offer this two bedroom house situated within the heart of Braintree Town Centre and has excellent access to Braintree Railway Station.



**Entrance Porch
Lounge**

15' 1" x 10' 6" (4.60m x 3.20m)

Double glazed window to front aspect. Laminate flooring. Radiator. Door leading to

Dining Room

8' 8" x 8' 7" (2.64m x 2.62m)

Laminate floor. Radiator. Door leading to

Kitchen

11' 7" x 6' 2" (3.53m x 1.88m)

Double glazed French doors to rear garden. Range of base and eye level units with work surface over incorporating a one and a half stainless steel sink drainer with hot and cold mixer tap. Integrated oven with four ring electric hob and over head extractor fan. Atrium window. Plumbing and space for washing machine. Space for fridge / freezer. Radiator.

Inner Lobby

Stairs leading to

Bathroom

Obscure double glazed window to rear aspect. Panel enclosed bath with plumbed in shower. Low level WC. Pedestal had wash basin. Heated towel rail.

First Floor Landing**Bedroom One**

10' 11" x 10' 9" (3.33m x 3.28m)

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

Bedroom Two

8' 9" x 8' 9" (2.67m x 2.67m)

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

Rear Garden

Low maintenance rear garden. Shed. Enclosed by panel fencing with rear access.

Parking

Permit parking.



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welcome to

Manor Street, Braintree

- Two Bedroom House
- Period Features Throughout
- Two Reception Rooms
- Acoustic Installation to Glazing
- In The Heart of Braintree Town Centre

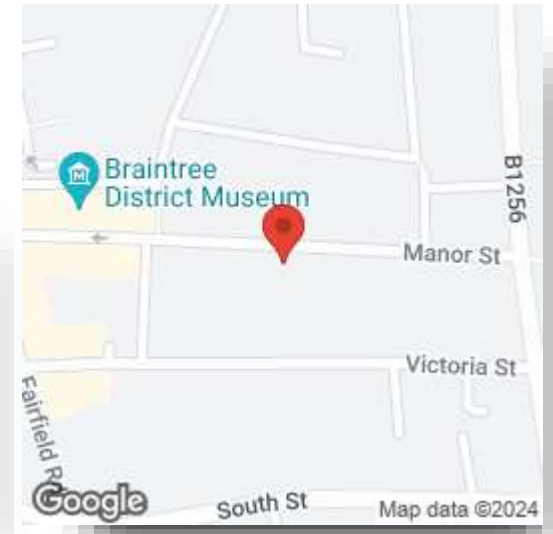
Tenure: Freehold EPC Rating: Awaiting

offers in excess of

£250,000



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 purposes 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 inspection(s). Powered by www.localagent.com



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Property Ref:
BTR108835 - 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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