



Woodfield Road, Braintree, CM7 3HZ

welcome to

Woodfield Road, Braintree

**** GUIDE PRICE £280,000 - £290,000 **** This charming two-bedroom Victorian home is ideally located with in close proximity to Braintree town centre and Railway station and has a delightful private rear garden. This property is perfect for first-time buyers, investors or downsizers!



Entrance Porch

Tiled flooring. Door leading to:-

Lounge

13' 5" into bay x 12' 5" (4.09m into bay x 3.78m)

Double glazed bay window to front aspect. Feature fireplace. Radiator.

Dining Room

10' 10" x 9' 8" (3.30m x 2.95m)

Double glazed window to rear aspect. Stairs to first floor. Understairs storage. Door and step down to:-

Kitchen

8' 11" x 7' 1" (2.72m x 2.16m)

Double glazed window to side aspect. Range of base and eye level units with work surface over incorporating a stainless steel sink drainer.

Integrated electric oven, hob and extractor fan.

Plumbing and space for washing machine. Radiator.

Ground Floor Shower Room

Obscure double glazed window to rear aspect.

Shower cubicle. Low level WC. Had wash basin.

Radiator.

Landing

Doors leading to:-

Bedroom One

12' 6" x 10' 11" (3.81m x 3.33m)

Double glazed window to rear aspect. Radiator.

En-Suite

Obscure double glazed window to side aspect. Roll top bath with hot and cold mixer tap and shower attachment. Low level WC. Vanity hand wash basin. Heated towel rail. Door leading to:-

Walk In Wardrobe

7' 7" x 4' 7" (2.31m x 1.40m)

Double glazed window to rear aspect. Housing wall mounted boiler.

Bedroom Two

10' 11" x 9' 8" (3.33m x 2.95m)

Double glazed window to front aspect. Feature fireplace.

Garden

Large decking area leading large lawned area. Panel fencing. Shed at rear to remain. Pedestrian access through neighbours garden to front.



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welcome to

Woodfield Road, Braintree

- Two Bedrooms
- Victorian Home
- Character Features
- Two Reception Rooms
- En-Suite

Tenure: Freehold EPC Rating: C
Council Tax Band: B

guide price

£280,000 - £290,000



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 inspection(s). Powered by www.focalagent.com



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Property Ref:
BTR109913 - 0006

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