



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 maintained and upgraded two bedroom (with potential for three) Victorian house situated in a convenient location within walking distance to Braintree Town Centre, Railway Station and Bus Station.



Hallway

Period column radiator. Original wooden flooring. Restored original leaded light front door. Ornate period plaster detail and cornices. Doors leading to:-

Lounge / Diner

25' 6" into bay x 10' 4" (7.77m into bay x 3.15m) Triple glazed periods timber sash bay window to front aspect. Three column radiators. Original wooden flooring. Feature period cast iron fireplaces (2) (untested)

Utility Room / Boot Room

9' 3" x 7' 5" (2.82m x 2.26m) Double glazed period timber sash window to side courtyard aspect. Large understairs cupboard / store room.

Kitchen

17' 5" x 7' 5" (5.31m x 2.26m) Double glazed bespoke gothic half obscure glazed, timber door to garden. Range of base and eye level units with work surface over incorporating a one and a half sink drainer. Space for appliances.

Landing

Large original storage wardrobe / cupboard. Loft access with fitted timber ladder. Power and lighting. Spacious open loft fully insulated and boarded/ Plenty of storage.

Bedroom One

13' 1" x 11' 3" (3.99m x 3.43m) Two triple glazed bespoke period timber sash windows. Feature period cast iron fireplace (not tested)

Bedroom Two

11' 5" x 7' 9" max (3.48m x 2.36m max) Triple glazed large bespoke period timber sash window to rear aspect. Boiler & Airing cupboard.

Bathroom

Obscure double glazed sash window. Roll top stone bath with Victorian hot and cold mixer taps and shower. Walk in separate quadrant shower unit with period shower fittings. Custom Victorian column radiator & towel rail. Fully tiled walls and floor in travertine stone. Feature Victorian fireplace.

Garden Room Extension

19' x 11' 4" (5.79m x 3.45m) Factory painted alloy full width double glazed bifold door opening up the room to a large sunny rear garden, opportunity to add personal taste on finished room design, ground floor WC and wet room. Factory painted timber double glazed bespoke double French doors to side aspect. Colour matched obscure double glazed bespoke timber gothic casement window to side aspect.

Garden

Garden is approximately 90 ft and is enclosed by panel fencing

Agent Note

This property is a large 2 bedroom semi-detached Victorian villa (originally built as a 3 bedroom home) it now has a large first floor period style family bathroom.

The property has an interesting local history which was originally used by the Essex regiment volunteers circa 1904,

Refitted original design cast railings and gate to front boundary, restored original Victorian pathway, restored original leaded light timber entrance doorway.

Opportunity to create a large loft room extension (subject to planning permission)

Victoria street has residential parking outside the property and further additional secure vehicle parking available opposite.



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Victoria Street, Braintree

- Large 2 Bedroom Victorian House
- Interesting Local History
- Large Extension (unfinished)
- Bespoke Timber Double Glazing
- Wealth of Period Character

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

guide price

£350,000 - £375,000



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:
BTR109877 - 0004

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