



**Wickham Crescent, Braintree, CM7 3BW**



**welcome to**

**Wickham Crescent, Braintree**

**\*\* GUIDE PRICE £300,000 - £310,000 \*\*** William H Brown are pleased to offer this three bedroom terraced house situated within a short walking distance to Braintree Town Centre and Railway Station.



### **Hallway**

Doors leading to:-

### **Cloakroom**

Wall mounted hand wash basin. Low level WC. Radiator.

### **Lounge**

15' 5" x 13' 3" ( 4.70m x 4.04m )

Double glazed window to front aspect. Radiator. Storage cupboard. Stairs to first floor. Door leading to:-

### **Kitchen**

17' 8" x 9' 3" ( 5.38m x 2.82m )

Two double glazed windows to rear aspect. Double glazed door to rear garden. Radiator. Range of matching base and eye level units with work surface over incorporating one and a half sink drainer with hot and cold mixer tap. Integrated oven with four ring gas hob and overhead extractor fan. Plumbing and space for washing machine. Space for American style fridge freezer.

### **Landing**

Loft access. Doors leading to:-

### **Bedroom One**

12' 9" x 10' 2" ( 3.89m x 3.10m )

Double glazed window to rear aspect. Radiator.

### **En-Suite**

Pedestal hand wash basin. Low level WC. Walk in shower cubicle. Radiator.

### **Bedroom Two**

10' 2" x 8' 8" ( 3.10m x 2.64m )

Double glazed window to front aspect. Radiator.

### **Bedroom Three**

9' 6" x 6' 8" ( 2.90m x 2.03m )

Double glazed window to rear aspect. Radiator.

### **Bathroom**

Obscure double glazed window to front aspect. Low level WC. Pedestal hand wash basin. Side panel bath with hot and cold mixer tap and overhead shower attachment.

### **Garden**

Commencing with patio area and remainder laid to lawn. Enclosed by panel fencing. Rear access gate to parking area.

### **Parking**

Allocated parking space for one car.



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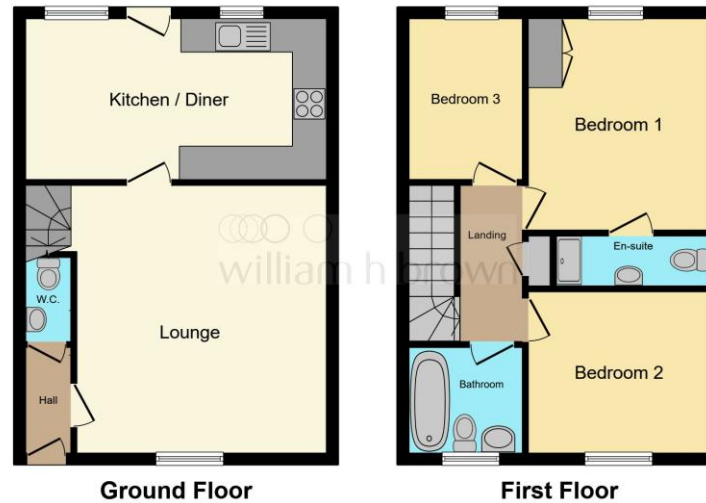
## Wickham Crescent, Braintree

- Three Bedroom House
- En-Suite
- Gas Central Heating
- Double Glazing
- Walking Distance to Town Centre & Railway Station

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

guide price

**£300,000 - £310,000**



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:  
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