



Rifle Hill, Braintree, CM7 1DQ

welcome to

Rifle Hill, Braintree

William H Brown are pleased to offer this modernised & extended four-bedroom end-terrace in a sought-after location near Braintree Town Centre and Railway Station. Features include an open-plan kitchen/diner, spacious lounge, ground floor WC, decking to rear garden,



Porch

Double glazed window to side aspect.

Hallway

Radiator. Stairs to first floor. Doors leading to:-

Ground Floor Wc

Low level WC. Vanity hand wash basin. Radiator.

Lounge

16' 2" x 12' (4.93m x 3.66m)

Double glazed French doors to rear garden. Radiator.

Dining Area

10' 7" x 9' 5" (3.23m x 2.87m)

Double glazed window to front aspect. Radiator.

Understairs cupboard.

Kitchen / Family Area

21' 2" x 12' 4" (6.45m x 3.76m)

Double glazed window to rear aspect. Double glazed French doors to rear garden. Double glazed skyline windows. Range of matching base and eye level units with work surface over incorporating insert sink drainer with hot and cold mixer taps. Built in double oven. Plumbing and space for washing machine and tumble dryer. Integrated dishwasher. Induction hob with overhead extractor fan.

Landing

Loft access. Doors leading to:-

Bedroom One

14' 3" x 11' 8" (4.34m x 3.56m)

Double glazed window to front aspect. Radiator.

Bedroom Two

11' 8" x 9' 7" (3.56m x 2.92m)

Double glazed window to front aspect. Radiator.

Bedroom Three

9' 8" x 7' 11" (2.95m x 2.41m)

Double glazed window to rear aspect. Radiator.

Bedroom Four

9' 5" x 7' 11" (2.87m x 2.41m)

Double glazed window to rear aspect. Radiator.

Bathroom

Obscure double glazed window to rear aspect. Side panel bath. Vanity unit incorporating a hand wash basin and low level WC. Heated towel rail.

Garden

Commencing with raised decking area leading down to the remainder laid to lawn. Mature tree and shrub borders. Enclosed by panel fencing.



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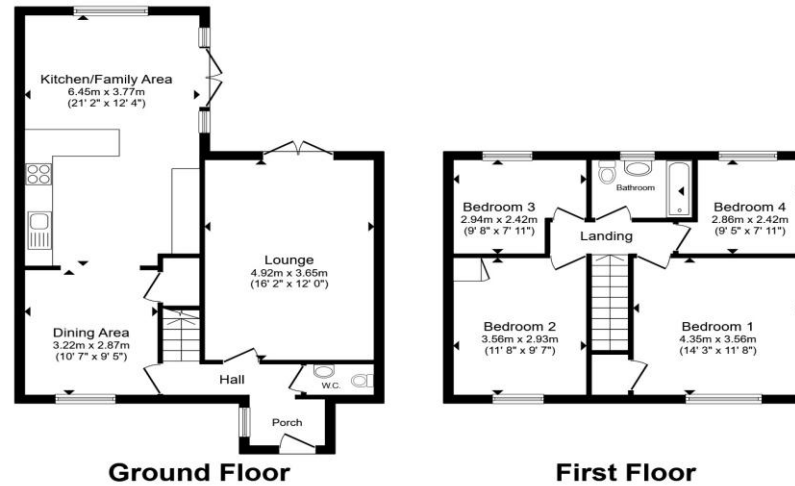
welcome to

Rifle Hill, Braintree

- Four Bedrooms
- End Of Terraced Family Home
- Well Presented Throughout
- Sought After Location
- Open Plan Kitchen Diner

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

offers in the region of
£375,000



Total floor area 107.1 m² (1,153 sq.ft.) approx
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.propertybox.io

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Property Ref:
BTR110019 - 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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