



**Victoria Street, BRAINTREE, CM7 3HN**



**welcome to**

**Victoria Street, BRAINTREE**

**\*\* GUIDE PRICE £400,000 - £425,000 \*\*** William H Brown are delighted to present this four-bedroom Victorian semi-detached home, perfectly positioned just a short walk from Braintree town centre, the railway station and the bus park.



### Hallway

Stairs to first floor. Radiator. Wood effect flooring.

### Dining Room

13' 1" x 12' 4" ( 3.99m x 3.76m )

Box bay window to front aspect. Radiator.

### Kitchen

14' 1" x 11' 10" ( 4.29m x 3.61m )

Double glazed window to side aspect. Range of matching base and eye level units with work surface over incorporating an inset sink drainer with hot and cold mixer tap. Integrated double oven. Five ring gas hob. Plumbing and space for dishwasher. Space for fridge freezer. Underfloor heating. Walk in larder. Tiled flooring. Under stairs cupboard. Door leading to Utility Room. Door leading to Cellar

### Utility Room

16' 5" x 6' 7" ( 5.00m x 2.01m )

Double glazed door to rear garden. Ceramic sink with cold water tap and cupboard below. Plumbing and space for washing machine and tumble dryer. Door leading to Low level WC.

### Cellar

15' 10" x 13' 1" ( 4.83m x 3.99m )

Double glazed window. Laminate flooring.

### Lounge

14' x 11' 7" ( 4.27m x 3.53m )

Double glazed French doors to rear garden. Feature fire place with wood burner. Radiator. Wood effect flooring.

### Landing

Doors leading to:-

### Bedroom One

15' 1" x 13' 5" ( 4.60m x 4.09m )

Double glazed box bay window to front aspect. Radiator. Feature fireplace. Wooden flooring.

### En-Suite

6' 11" x 2' 7" ( 2.11m x 0.79m )

Obscure double glazed window to front aspect. Walk in shower cubicle. Hand wash basin.

### Bedroom Two

11' 10" x 11' 7" ( 3.61m x 3.53m )

Double glazed window to rear aspect. Radiator. Wood effect flooring. Feature fireplace.

### En-Suite

2' 4" x 9' 2" ( 0.71m x 2.79m )

Walk in shower cubicle, Low level WC. Wall mounted hand wash basin.

### Bedroom Four

10' 10" x 9' 2" ( 3.30m x 2.79m )

Double glazed window to rear aspect. Radiator. Feature fireplace.

### Bathroom

5' 7" x 8' 8" ( 1.70m x 2.64m )

Obscure double glazed window to side aspect. Side panel bath. Low level WC. Wall mounted hand wash basin. Heated towel rail.

### Landing

Skyline window.

### Bedroom Three

15' 3" x 8' 8" ( 4.65m x 2.64m )

Double glazed window to side aspect. Radiator. Storage cupboard. Carpets.

### Attic Room

17' 1" x 5' 11" ( 5.21m x 1.80m )

Restricted head height. Skyline window to side aspect. Carpets

### Rear Garden

Large rear garden commencing with patio seating area and remainder laid to lawn. Enclosed by panel fencing and brick wall. Tree and shrub borders.

### Parking

Permit parking.



**view this property online** [williamhbrown.co.uk/Property/BTR110088](http://williamhbrown.co.uk/Property/BTR110088)



welcome to

## Victoria Street, BRAINTREE

- Four Bedroom House
- Prime Location
- Set Over Four Floors
- Two En-Suites
- Separate Lounge and Dining Room

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

guide price

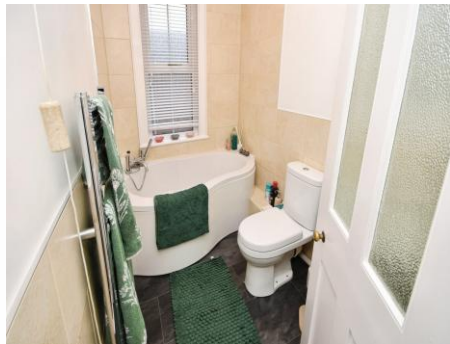
**£400,000 - £425,000**



Total floor area 174.5 m<sup>2</sup> (1,878 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](http://www.propertybox.io)

  
william  
h brown



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/BTR110088](http://williamhbrown.co.uk/Property/BTR110088)



Property Ref:

BTR110088 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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.

  
william h brown



**01376 320018**



[braintree@williamhbrown.co.uk](mailto:braintree@williamhbrown.co.uk)



51-53 High Street, BRAINTREE, Essex, CM7 1JX



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**