



**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 trying. 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.



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## 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



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Property Ref:  
BTR110088 - 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.



Please note the marker reflects the postcode not the actual property



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