

Church Lane, Braintree, CM7 5SQ

william h brown

welcome to

Church Lane, Braintree

GUIDE PRICE £210,000 - £220,000 A delightful Grade II listed one-bedroom cottage full of charm, set in the ever-popular historic village of Bocking. Ideally positioned close to local amenities and offering swift access to Braintree Town Centre, it's a wonderfully welcoming home.













Lounge / Diner
12' 1" x 10' 10" (3.68m x 3.30m)
Single glazed window to front aspect, brick fireplace, wall lights, stairs to first floor

Kitchen
6' 4" x 10' 10" (1.93m x 3.30m)
Single glazed window to rear aspect, base and wall mounted units with work surface over, electric oven & hob, extractor, stainless steel sink and drainer unit, space for washing machine,

Landing

Mezzanine Floor
10' 11" x 8' 6" (3.33m x 2.59m)

Bedroom
10' 6" x 10' 8" (3.20m x 3.25m)
Single glazed window to front aspect, secondary glazing, brick fireplace, timber floors, storage heater. Leading to:-

Bathroom
Single glazed window to rear aspect, side panelled bath with over head shower, low level WC, pedestal mounted hand wash basin, timber floor

Communal Gardens
Externally the property offers a communal garden area which overlooks the River Blackwater.

Parking
Off street parking.

Garage
17' 5" x 7' 10" (5.31m x 2.39m)

Agent Note
Due to the age of the property please note it is of timber frame construction.

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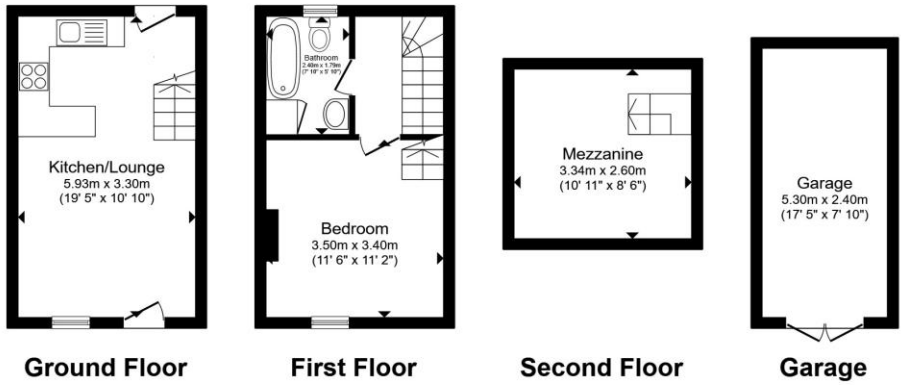
Church Lane, Braintree

- Grade II Listed Cottage
- Sought After Village of Bocking
- Mezzanine Floor
- Character Features Throughout
- Parking and Garage

Tenure: Freehold EPC Rating: F
Council Tax Band: B



guide price

£210,000 - £220,000

Total floor area 64.4 m² (693 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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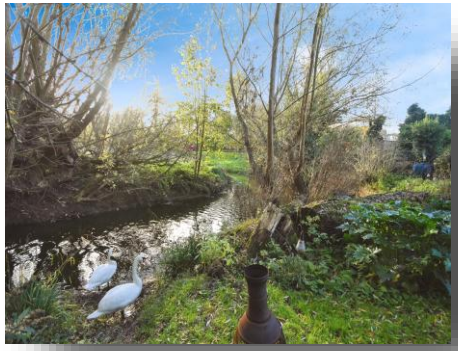





Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BTR110733

The Property Ombudsman

Property Ref:
BTR110733 - 0003

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.

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