



2 KING WILLIAM COURT, CHURCH STREET

Braintree, CM7 5FR

£1,000 PCM



COMMERCIAL | RESIDENTIAL | LETTINGS

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- Period Listed Cottage
- 1 Bedroom Home
- Parking
- Lovely Courtyard Garden
- Exposed Beams
- Gas Fired Heating
- Deposit Required £1153
- Available March 2026





Property Description

THE PROPERTY

NO SMOKERS - NO PETS - PERIOD PROPERTY and offers a GOOD SIZED LOUNGE with OPEN STUDWORK and EXPOSED BEAMS, KITCHEN/DINER a bathroom and a BEDROOM on the first floor. On the exterior the property has a courtyard garden to the front is allocated parking for one car. No agency fees.

Deposit required of £1153.00. Available March 2026.

Lounge

4.28m (14'1") x 3.09m (10'2") Part glazed entrance door Sash window to front, fireplace, radiator, telephone point, TV point, exposed beams and recessed ceiling spotlights, stairs, two storage cupboards, door to the bathroom and open

studwork to ;

Kitchen/Diner

4.28m (14'1") x 2.55m (8'4") Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, built-in integrated fridge, plumbing for automatic washing machine and fitted electric oven with built-in four ring electric hob with extractor hood over, sash window to front, laminate flooring, recessed ceiling spotlights.

Bathroom

Fitted with three piece suite comprising panelled bath with hand shower attachment over and folding glass screen, pedestal wash hand basin and close coupled WC, tiling to all walls, extractor fan, window to rear, airing cupboard,

ceramic tiled flooring, recessed ceiling spotlights.

Bedroom 1

3.99m (13'1") x 2.79m (9'2") Window to front, radiator.

Garden

The property has allocated parking to the front of the property and gated access to the side leads to the attractive courtyard garden (the neighbour does have a right of way over this and through the side gate).



COUNCIL TAX BAND

Tax band

TENURE

%tenure%

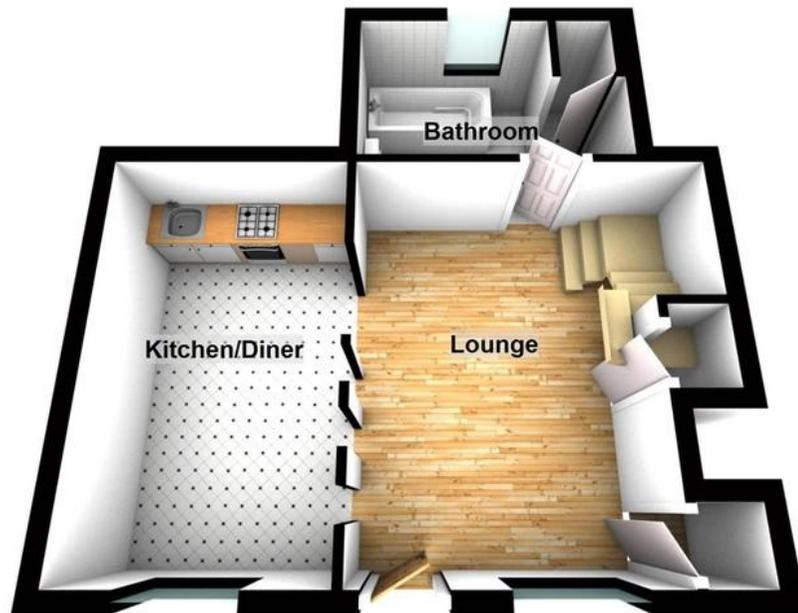
LOCAL AUTHORITY

Uttlesford District Council

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Ground Floor

Approx. 32.9 sq. metres (354.3 sq. feet)



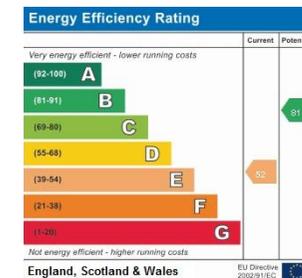
First Floor

Approx. 12.3 sq. metres (132.3 sq. feet)



Total area: approx. 45.2 sq. metres (486.6 sq. feet)

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JAMES&CO

4 Stortford Road, Dunmow, Essex, CM6 1DA

01371 876678

info@jamesandco.net

www.jamesandco.net

