



Church Lane, BRAINTREE, CM7 5SQ

welcome to

Church Lane, BRAINTREE

** GUIDE PRICE £230,000 - £240,000 ** William H Brown are pleased to offer this charming Grade II listed character filled one bedroom cottage situated in the sought after area of the Historic Village of Bocking within walking distance to local amenities and easy reach of Braintree Town Centre.



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" max x 10' 10" max (1.93m max x 3.30m max)

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,

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:-

Mezzanine Floor

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

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 Garden

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)

Up and over door.



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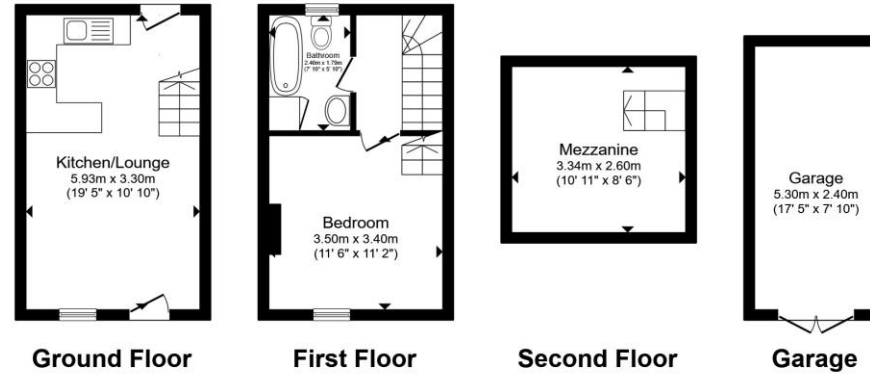


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Church Lane, BRAINTREE

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

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



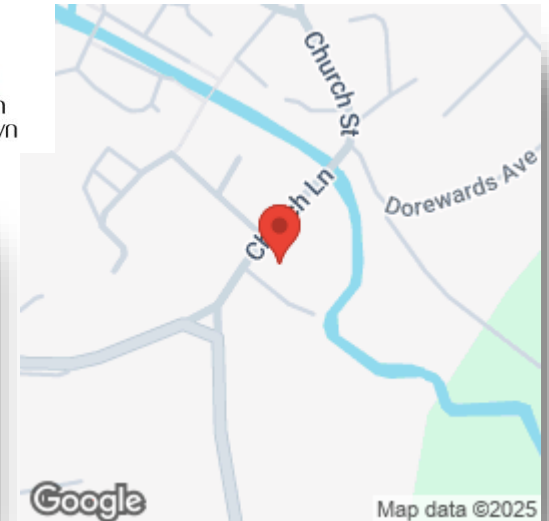
guide price

£230,000 - £240,000

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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Property Ref:
BTR109938 - 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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