

Rifle Hill, Braintree, CM7 1DG

william h brown

welcome to

Rifle Hill, Braintree

William H Brown are pleased to offer this three-bedroom semi-detached family home situated within walking distance to Braintree Town Centre and Station. This property is perfect for growing families, first-time buyers and those looking to upsize!













Porch
Door leading to:-

Lounge
11' 11" plus box bay x 10' 10" (3.63m plus box bay x 3.30m)
Double glazed box bay window. Radiator. Exposed wooden flooring. Feature fireplace (fire does not work)

Dining Room
8' 11" x 18' 10" (2.72m x 5.74m)
Double glazed windows. Radiator. Laminate flooring. Storage cupboard. Door leading to:-

Kitchen
11' x 7' 10" (3.35m x 2.39m)
Double glazed window. Range of matching base and eye level units with work surface over incorporating a stainless steel sink drainer with hot and cold mixer taps. Space for cooker and fridge.

Inner Hallway
Doors leading to:-

Ground Floor Cloakroom
Obscure double glazed window. Low level WC. Pedestal hand wash basin. Radiator.

Conservatory
24' x 12' 2" (7.32m x 3.71m)
L'shaped. Double glazed windows. Double glazed door to rear garden. Plumbing and space for washing machine. Space for fridge freezer. Radiator. Storage cupboard. Door leading to:-

Garden Room
9' 6" x 6' 7" (2.90m x 2.01m)
Double glazed windows. Carpets.

Landing
Loft access. Doors leading to:-

Bedroom One
10' 10" x 11' 10" (3.30m x 3.61m)
Double glazed window. Radiator. Carpets. Built in wardrobe.

Bedroom Two
10' 10" x 6' 11" (3.30m x 2.11m)
Double glazed window. Radiator. Carpets.

Bedroom Three
5' 3" x 9' 2" (1.60m x 2.79m)
Double glazed window. Carpets. Built in storage cupboard / wardrobe.

Bathroom
9' 2" x 8' 7" (2.79m x 2.62m)
L'shaped. Obscure double glazed window. Side panel bath with overhead shower. Low level WC. Pedestal hand wash basin.

Garden
Paved patio seating area with path leading down the garden. Lawn and mature shrubs. Enclosed by panel fencing.

Parking
Driveway providing off street parking.

Garage
15' 7" x 7' 10" (4.75m x 2.39m)

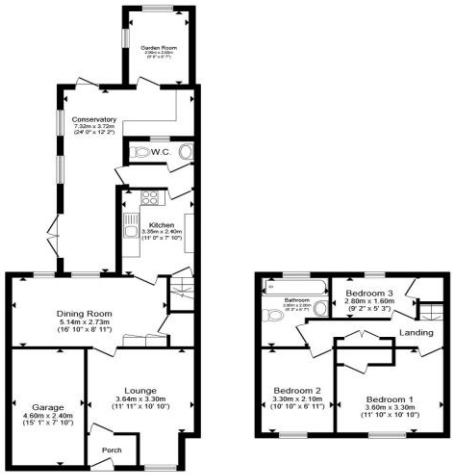
welcome to

Rifle Hill, Braintree

- Three Bedrooms
- Semi Detached House
- Two Reception Rooms
- Utility Room
- Ground Floor Cloakroom

Tenure: Freehold EPC Rating: C
Council Tax Band: C

£315,000



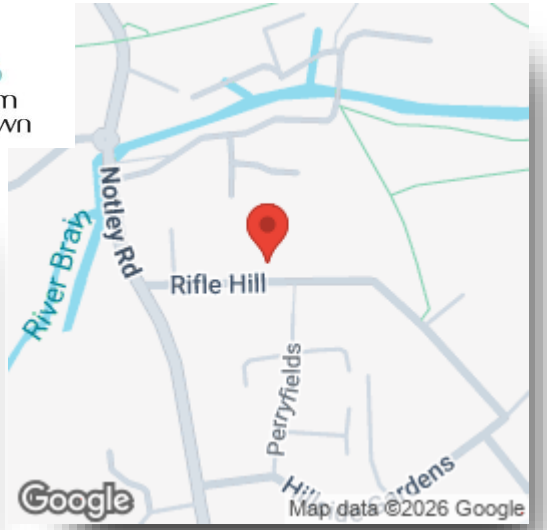
Total floor area 119.5 m² (1,287 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose 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

william h brown









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BTR110713

The Property Ombudsman

Property Ref:
BTR110713 - 0004

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

01376 320018

braintree@williamhbrown.co.uk

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

williamhbrown.co.uk

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.