



**The Laurels, Railway Street, BRAINTREE, CM7 3JS**



**welcome to**

**The Laurels, Railway Street, BRAINTREE**

**\*\* GUIDE PRICE £240,000 - £250,000 \*\*** William H Brown are pleased to offer this character filled, two-bedroom end terraced house thought to date back to the late 19th century. Conveniently positioned just a few minutes' walk to both the Braintree Town and Railway Station.



### **Lounge**

13' 1" x 12' ( 3.99m x 3.66m )

Double glazed window to front aspect. Radiator. Feature fireplace. Stairs to first floor.

### **Kitchen / Diner**

13' 1" x 11' 7" ( 3.99m x 3.53m )

Double glazed French doors to side aspect. 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 oven. Overhead extractor fan. Plumbing and space for appliances. Wall mounted boiler. Breakfast bar. Radiator.

### **Basement**

11' 3" x 4' 11" ( 3.43m x 1.50m )

Storage space.

### **Landing**

Doors leading to:-

### **Bedroom One**

13' x 11' 4" ( 3.96m x 3.45m )

Double glazed window to side aspect. Radiator.

### **Bedroom Two**

11' 7" x 8' 4" ( 3.53m x 2.54m )

Double glazed window to front and side aspect. Radiator.

### **Shower Room**

7' 7" x 7' 3" ( 2.31m x 2.21m )

Obscure double glazed window to side aspect. Walk in shower cubicle. Low level WC. Pedestal hand wash basin. Heated towel rail.

### **Garden**

:Enclosed courtyard garden. Side access gate.

### **Parking**

Allocated parking for one car.



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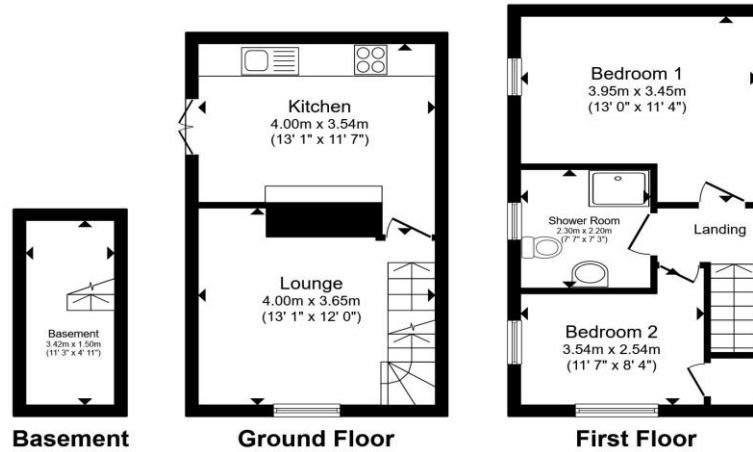
- Two Bedroom House
- End Terraced
- Period Features
- Ideal First Time Buyers
- Short Walk to Town & Station

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

**£240,000 - £250,000**



Total floor area 60.7 m<sup>2</sup> (653 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:

BTR110000 - 0002

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