



The Laurels, Railway Street, Braintree, CM7 3JS

welcome to

The Laurels, Railway Street, Braintree

**** GUIDE PRICE £230,000 - £240,000 **** 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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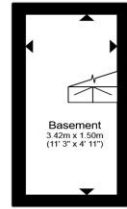
- Two Bedroom House
- End Terraced
- Period Features
- Ideal First Time Buyers
- Short Walk to Town & Station

Tenure: Freehold EPC Rating: D

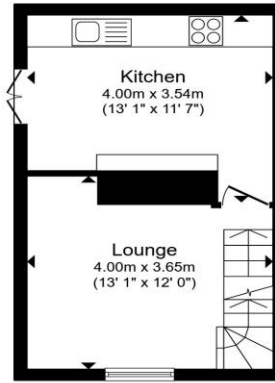
Council Tax Band: B

guide price

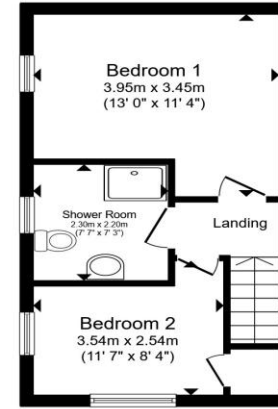
£230,000 - £240,000



Basement



Ground Floor



First Floor

Total floor area 60.7 m² (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 - 0003

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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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