



Park View, High Street, Wethersfield, Braintree ,CM7 4BZ

welcome to

Park View, High Street, Wethersfield, Braintree

****GUIDE PRICE £300,000 - £325,000**** William H Brown presents this spacious three-bedroom semi-detached home, set in a quiet Wethersfield cul-de-sac with lovely countryside views. Just a short stroll to the park, tennis courts, and local shop, it's an ideal setting for families.



Inner Hallway

Double radiator. Stairs to first floor. In need of full refurbishment.

Storage Room

17' 5" narrowing to 5' 2" x 8' 1" (5.31m narrowing to 1.57m x 2.46m)

Window to front and rear aspect. In need of full refurbishment.

Entrance Hall

Doors leading to:-

Lounge

17' 10" x 12' 9" (5.44m x 3.89m)

Double glazed window to front aspect. Feature fireplace with open fire, timber mantle and decorative ceramic inserts.

Kitchen

13' 6" x 9' 11" (4.11m x 3.02m)

Dual aspect double glazed windows. Double glazed door. Range of matching base and eye level units with light oak effect melamine work surface over incorporating a one and a half sink drainer with hot and cold mixer taps. Four ring electric hob and over head extractor fan. Integrated dishwasher. Double built in oven. Space for fridge freezer. Plumbing and space for washing machine.

Bathroom

Obscure double glazed window to hallway. Corner fitted bath with decorative timber panel and hot and cold mixer taps. Victorian style hand wash basin. Low level WC. Fully tiled walls and flooring. Two radiators.

Landing

Airing cupboard. Loft access.

Bedroom One

13' 5" x 11' (4.09m x 3.35m)

Double glazed window to front aspect. Radiator.

Door leading to

En-Suite

Obscure double glazed window to side aspect.

Shower cubicle. Pedestal hand wash basin. Low level

WC. Heated towel rail.

Bedroom Two

9' 7" x 9' (2.92m x 2.74m)

Double glazed window to side aspect. Radiator.

Bedroom Three

8' 5" x 6' 7" (2.57m x 2.01m)

Double glazed window to side aspect. Radiator.

Exterior

Commencing with patio area and remainder laid to lawn. Enclosed by brick wall and panel fencing.

Ample off street parking to front with flower and shrub borders.

Attached Brick Built Garage

17' 6" x 7' (5.33m x 2.13m)

Up and over doors. Power and lighting.



view this property online williamhbrown.co.uk/Property/BTR109582



welcome to

Park View, High Street, Wethersfield, Braintree

- Three Bedrooms
- En-Suite Shower Room
- Sought After Village of Wethersfield
- Storage Room
- Countryside Views

Tenure: Freehold EPC Rating: E
Council Tax Band: D



guide price

£300,000 - £325,000

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.focalagent.com



view this property online williamhbrown.co.uk/Property/BTR109582

Please note the marker reflects the postcode not the actual property



Property Ref:
BTR109582 - 0008

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