



Church Lane, Braintree, CM7 5SQ

welcome to

Church Lane, Braintree

A delightful Grade II listed one-bedroom cottage full of charm, set in the ever-popular historic village of Bocking. Ideally positioned close to local amenities and offering swift access to Braintree Town Centre, it's a wonderfully welcoming home



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

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,

Landing

Mezzanine Floor

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

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:-

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 Gardens

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)

Agent Note

Due to the age of the property please note it is of timber frame construction.



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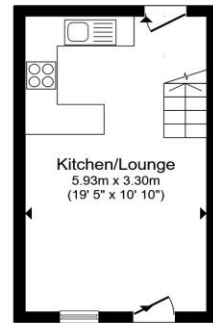


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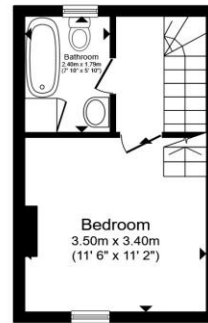
Church Lane, Braintree

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

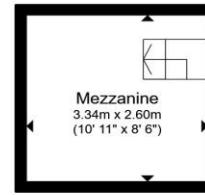
Tenure: Freehold EPC Rating: F
Council Tax Band: B



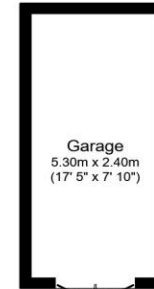
Ground Floor



First Floor



Second Floor



Garage

£220,000

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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postcode not the actual property

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Property Ref:
BTR110733 - 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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