



**Rose Hill, Braintree, CM7 3QN**

**welcome to**

**Rose Hill, Braintree**

An exceptional opportunity to acquire this delightful period cottage, ideally located just steps from Braintree's train station and bustling High Street. Rich in character, it blends original features with modern upgrades for the perfect mix of heritage and convenience.



**Entrance Porch**

Double glazed window to front aspect. Door leading to:-

**Lounge**

13' x 10' 6" ( 3.96m x 3.20m )

Double glazed window to front aspect. Radiator. Feature fireplace.

**Kitchen**

13' x 8' 6" ( 3.96m x 2.59m )

Double glazed window to side aspect. Range of units with work surface over incorporating a stainless steel sink drainer with hot and cold mixer taps. Space for appliances. Radiator. Storage cupboard. Stairs to first floor. Under stairs cupboard.

**Inner Lobby**

Double glazed window to rear aspect. Door leading to rear garden. Door leading to bathroom.

**Bathroom**

Obscure double glazed window to rear aspect. Side panel bath with overhead shower attachment. Vanity unit incorporating wall mounted hand wash basin and low level WC.

**Landing**

Doors leading to:-

**Bedroom One**

13' x 10' 3" ( 3.96m x 3.12m )

Double glazed window to front aspect. Radiator.

**Bedroom Two**

10' 7" x 9' ( 3.23m x 2.74m )

Double glazed window to rear aspect. Radiator.

**Rear Garden**

Good size rear garden with patio seating area. Shed. Enclosed by panel fencing,

**Parking**

Driveway providing off street parking for two cars.



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welcome to

## Rose Hill, Braintree

- Two Bedroom Cottage
- Well Presented Throughout
- Short Walk to Town & Railway Station
- Generous Size Rear Garden
- Driveway for Two Cars

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

# £235,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BTR109715 - 0004

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