



**Manor Street, Braintree, CM7 3HP**

**welcome to**

**Manor Street, Braintree**

\*\* GUIDE PRICE £300,000 - £325,000 \*\* William H Brown are pleased to offer this charming Victorian three-bedroom semi-detached home, ideally situated on the ever-popular Manor Street, just a short walk from Braintree town centre.



### **Hallway**

Stairs to first floor. Radiator. Carpets. Doors leading to:-

### **Lounge**

12' 6" x 12' 6" ( 3.81m x 3.81m )

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

### **Dining Room**

11' 10" x 11' 10" ( 3.61m x 3.61m )

Double glazed window to rear aspect. Radiator. Feature fireplace. Carpets. Storage cupboards. Archway leading to:-

### **Kitchen**

10' 8" x 7' 8" ( 3.25m x 2.34m )

Double glazed window to side aspect. Range of matching base and eye level units with work surface over incorporating a sink drainer with hot and cold mixer taps. Built in double oven. Electric hob and overhead extractor fan. Plumbing and space for washing machine. Space for fridge

### **Shower Room**

5' 7" x 7' 3" ( 1.70m x 2.21m )

Obscure double glazed window. Walk in shower. Vanity hand wash basin. Low level WC.

### **Cellar**

12' 7" x 11' 6" ( 3.84m x 3.51m )

Storage space.

### **Landing**

Doors leading to:-

### **Bedroom One**

12' 11" max x 11' 10" max ( 3.94m max x 3.61m max )

Double glazed window to front aspect. Radiator. Feature fireplace. Carpets. Built in wardrobes.

### **Bedroom Two**

11' 11" max x 11' 6" max ( 3.63m max x 3.51m max )

Double glazed window to rear aspect. Radiator. Carpets.

### **Bedroom Three**

10' 4" x 5' 3" ( 3.15m x 1.60m )

Double glazed window to front aspect. Radiator, Carpets.

### **Cloakroom**

Vanity hand wash basin. Low level WC. Heated towel rail.

### **Garden**

Commencing with gravel area and remainder laid to lawn. Enclosed by panel fencing. Shed. Side and rear access gates.

### **Parking**

No dropped kerb. Permit on street parking.



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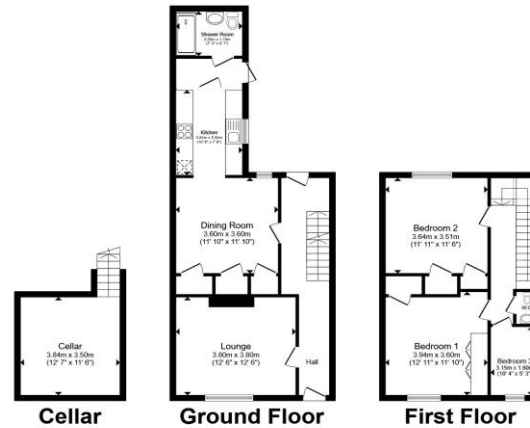
## Manor Street, Braintree

- Three Bedrooms
- Victorian Semi-Detached House
- Two Reception Rooms
- Ground Floor Shower Room
- First Floor Cloakroom

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

guide price

**£300,000 - £325,000**



Total floor area 118.0 m<sup>2</sup> (1,270 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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Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
BTR110223 - 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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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