



Bradford Street, Braintree, CM7 9AS

welcome to

Bradford Street, Braintree

**** GUIDE PRICE £400,000 - £425,000 **** A wonderful example of a period property, retaining many original features, located on one of Braintree's most historic roads. This double fronted, Grade II listed property offers character and charm throughout, as well as larger than expected accommodation.



Hallway

Stairs to first floor. Understairs cupboard. Radiator. Doors leading to:-

Lounge

13' 9" x 12' 5" (4.19m x 3.78m)

Window to front aspect. Door to rear garden. Feature fireplace with open fire. Radiator. Exposed floor boards.

Dining Room

15' 6" x 11' 7" (4.72m x 3.53m)

Window to front and side aspect. Feature fire place. Radiators. Exposed floor boards.

Snug

15' 6" x 11' 7" (4.72m x 3.53m)

Window to side aspect. Wood burning stove.. Radiator. Door leading to:-

Ground Floor Wc

Window to side aspect. Wall mounted hand wash basin. Low level WC. Radiator.

Kitchen

13' 9" x 11' 9" (4.19m x 3.58m)

Windows to rear and side aspect. Range of matching base and eye level units with work surface over incorporating a butler sink. Built in double oven and microwave. Five ring electric hob and over head extractor fan. Integrated dishwasher and washing machine. Stable door leading to garden.

Cellar

13' 9" x 12' 5" (4.19m x 3.78m)

This room has not been tanked.

Landing

Exposed floor boards. Two windows. Doors leading to:-

Bedroom One

14' x 11' 9" (4.27m x 3.58m)

Window to front and rear aspect. Built in storage. Radiator.

Bedroom Two

14' 1" x 11' 9" (4.29m x 3.58m)

Windows to front and side aspect. Radiator.

Bedroom Three

8' 6" x 7' 10" (2.59m x 2.39m)

Window to rear aspect. Storage cupboard. Radiator. Exposed floorboards.

Bathroom

10' 10" x 5' 3" (3.30m x 1.60m)

Window to rear aspect. Side panel bath with mains shower. Low level WC. Pedestal hand wash basin. Heated towel rail.

Garden

The larger than average rear garden commences with a patio area and courtyard, which leads through to a wonderful area of lawn with mature and well stocked borders. There is a timber shed and large brick outhouse at the rear of the plot.

Parking

To the front of the property there is off road parking on the driveway for one large car or two small cars, a premium for the road.



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Bradford Street, Braintree

- Three Bedroom House
- Grade II Listed
- Three Reception Rooms
- Fitted Kitchen
- Located on a Historic Road

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



guide price

£400,000 - £425,000

Total floor area 155.5 m² (1,674 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:
BTR110003 - 0002

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