

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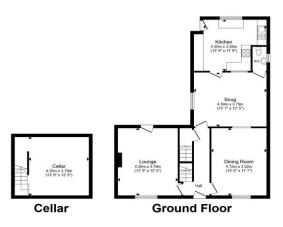
- Three Bedroom House
- Grade II Listed
- Three Reception Rooms
- Fitted Kitchen
- Located on a Historic Road

Tenure: Freehold EPC Rating: Exempt

Council Tax Band: E

guide price

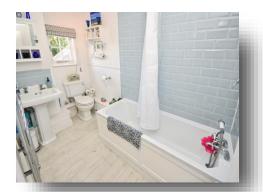
£400,000 - £425,000





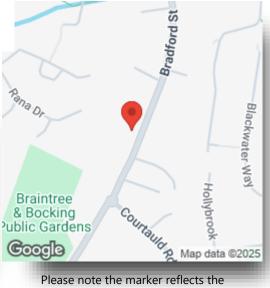
Total floor area 155.5 m² (1,674 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No mail reliable to the contraction of the contr











Please note the marker reflects the postcode not the actual property

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Property Ref: BTR110003 - 0002 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.





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