



Bradford Street, Braintree, CM7 9AS

welcome to

Bradford Street, Braintree

****GUIDE PRICE £375,000 - £400,000**** A wonderful example of a period home, showcasing an array of original features and situated on one of Braintree's most historic streets. This double-fronted, Grade II listed residence offers character and charm throughout, while providing a spacious 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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welcome to

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

£375,000 - £400,000

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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Please note the marker reflects the
postcode not the actual property



Property Ref:
BTR110003 - 0004

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