

Connells

London Road.
BRAINTREE.

London Road.
BRAINTREE. CM7 2LD

for sale guide price
£280,000







Property Description

Nestled on the sought-after London Road in Braintree, this charming two-bedroom semi-detached property presents an exceptional opportunity to own a home brimming with period features and character. Immaculately maintained and in good condition throughout, this residence is perfect for those seeking a harmonious blend of traditional charm and modern convenience.

Step inside to discover spacious accommodation, including a generous living area complemented by original period details, ensuring comfort and style for its new owners. The property boasts a handy cellar, ideal for storage or conversion, alongside a practical garage providing further versatility.

Thoughtful design extends to the exterior, where plentiful off-road parking caters for various vehicles, making everyday life that little bit easier. Additional highlights include a well-appointed bathroom and an inviting kitchen perfectly suited to modern living.

Perfectly positioned within walking distance of Braintree town centre and the train station, day-to-day amenities, shopping, and dining are all just a stroll away. Excellent transport links provide easy access to the A120, making commuting both convenient and efficient.

With its sought-after location, period charm, and outstanding convenience, this property presents an exceptional opportunity. Arrange a viewing today and see what makes this delightful home so special.

Entrance Porch

Matted floor, door to lounge

Lounge

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

Single glazed bay window to front aspect, open fireplace, storage cupboard with shelves above, radiator

Kitchen/Diner

19' x 11' 7" (5.79m x 3.53m)

Inset stainless steel sink unit with left hand drainer with cupboard under, working surface to the side with a matching range of wall mounted units with further drawers and cupboards under, built in electric oven, hob and extractor above, space for appliances, door to cellar, stairs to first floor, two windows to rear aspect and one window to side aspect, radiator

Cellar

14' 1" x 8' 10" (4.29m x 2.69m)

Open fireplace, double glazed window to rear aspect, radiator

Rear Porch

Door to garden, radiator

First Floor Landing

Storage cupboard, loft hatch

Bedroom One

14' 1" x 11' 4" (4.29m x 3.45m)

Window to front aspect, radiator

Bedroom Two

12' 1" x 11' 7" (3.68m x 3.53m)

Boiler cupboard, windows to rear aspect, radiator

Shower Room

Low level WC, hand wash basin, walk in shower, window to rear aspect, heated towel rail

Garden

Commences with patio, laid to lawn, brick built barbecue side access gate to parking area with two car spaces, side access door to garage

Agent Notes

"Please be aware that we require ID and proof of address from all buyers prior to formally processing any accepted offers. An AML fee of £80 (including vat) is also payable at this stage and covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead"








BUSH











Cellar **Ground Floor** **First Floor**

Total floor area 101.7 m² (1,094 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

Connells

To view this property please contact Connells on

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17 Great Square
BRAINTREE CM7 1TX

EPC Rating: D

Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/BRT308804

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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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.