



Church Street, Braintree, CM7 5JY

welcome to

Church Street, Braintree

An appealing chance to acquire a charming two-bedroom cottage in the sought-after village of Bocking. Full of period character yet arranged for comfortable modern living, it provides a welcoming haven with convenient access to local shops, services, and transport links.



Porch

Door leading to:-

Lounge

12' 6" max x 11' 4" max (3.81m max x 3.45m max)

Window to front aspect. Radiator. Feature fire place with wood burner.

Kitchen

16' 1" x 11' 4" (4.90m x 3.45m)

Window to rear aspect. Base and eye level with work surface over. Stainless steel sink drainer. Storage cupboards. Wall mounted boiler. Space for appliances.

Landing

Loft access. Doors leading to:-

Bedroom One

9' 3" x 10' 2" (2.82m x 3.10m)

Window to front aspect. Radiator. Built in wardrobes.

Bedroom Two

9' 3" x 9' 3" (2.82m x 2.82m)

Window to side aspect. Radiator. Built in wardrobe.

Bathroom

6' 7" x 6' 7" (2.01m x 2.01m)

Side panel bath. Low level WC. Pedestal hand wash basin. Radiator.

Garden

Enclosed garden mainly laid to lawn.



view this property online williamhbrown.co.uk/Property/BTR110234



welcome to

Church Street, Braintree

- No Onward Chain
- Two Bedroom Period Cottage
- Open Fireplaces
- Sout After Location
- Close to Local Shops, Pubs and Amenities

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in the region of

£220,000



Total floor area 57.8 m² (622 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

william
h brown



Please note the marker reflects the
postcode not the actual property



view this property online williamhbrown.co.uk/Property/BTR110234



Property Ref:
BTR110234 - 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.

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.

william
h brown



01376 320018



braintree@williamhbrown.co.uk



51-53 High Street, BRAINTREE, Essex, CM7 1JX



williamhbrown.co.uk