



104 Bradford Street, Braintree, Essex. CM7 9AU.

Offers in Excess of £175,000 Freehold



A rare opportunity to acquire a Grade II Listed Period Cottage in historic Bradford Street the substantial period properties, dating back to the 14th century, built by wealthy woollen weavers, has a grandeur that is still evident to day. The property with Two Bedrooms and a Loft Room approached by a staircase, pleasant Sitting Room, Kitchen/Dining Room and Bathroom is within easy access to both the Town and Station an early viewing is recommended.

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LOCATION

Bradford St is on the north side of the town and can be approached from the centre by taking the Coggeshall Road or The Causeway. The property will be found on the right hand side approximately thirds of the way along. As such the property has good access to both the Town Centre and Railway Station.

Ground Floor

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The accommodation with secondary double glazing and electric night storage heating comprise approximately:

ENTRANCE DOOR

Glazed and panelled

SITTING ROOM

11' x 10'6
Window to front. Victorian Fire Place with inset tiling mantle and open hearth. Coved Cornicing. Storage cupboard.

KITCHEN / DINING ROOM

14'7 x 9'10
A range of modern base and high level units incorporating a stainless steel sink unit peninsula unit with cupboards under. Plumbing for automatic appliance. Stable type half door to rear. Window to side in dining area.

First Floor

LANDING

Further staircase to loft room.

BEDROOM ONE

11' x 10'10
Window to front. Wardrobe / dressing area.

BEDROOM 2

112' x 6'4
Window to rear.

Second Floor

BEDROOM THTREE

11' x 9'1
Restricted head hight. Large storage cupboard.

Outside

COURTYARD AND GARDEN

Side access through gateway with rights of way to rear. The property has the benefit and use of the courtyard immediately to the rear of the property and the area of garden beyond.