



- Three bedroom terraced house
- Period features
- First floor bathroom
- Large rear garden
- Spacious lounge/diner
- Cloakroom
- Gas central heating
- Central location
- Short walk to the train station
- New to the market

28 Victoria Street, Braintree, Essex. CM7 3HN.

** Guide Price £275,000 - £285,000 **

A fantastic example of a quintessentially British home featuring an array of period features with a tasteful modern twist is this well presented three bedroom terraced house. Situated within short walking distance of both the Braintree town centre & the train station, we feel the property would make an ideal purchase for both first-time buyers & buy to let investors alike. The ground floor accommodation comprises an entrance hall that provides access to the first floor, a well-appointed lounge with a feature bay window & open fireplace, a dining area, a cloakroom, and the kitchen that provides access to the rear garden. On the first floor, there are three sizeable bedrooms and a refitted family bathroom suite. This ideal starter home is further enhanced by having an attractive rear garden that measures in excess of 100' in length, and on-road parking.



Property Details.

Entrance Hall

Part glazed door to front, radiator, wood effect laminate flooring, stairs rising to the first floor;

Cloakroom

WC, hand wash basin with vanity unit underneath, tiled splashback.

Lounge



13' 4" x 9' 1" (4.06m x 2.77m) Double glazed bay window to front, radiator, wood effect laminate flooring, open fireplace with ornate surround, television & telephone point.

Dining Room



11' 5" x 9' 5" (3.48m x 2.87m) Double glazed window to rear, radiator, wood effect laminate flooring.

Kitchen



14' 7" x 7' 2" (4.45m x 2.18m) Double glazed window to side & rear aspect, double glazed door to rear garden, matching wall & base units with worktops over, inset sink with side drainer unit, tiled splashback, tiled floor, integrated oven & hob with extractor over, space for appliances.

First Floor Landing

Loft access, doors to;

Bedroom One



12' 3" x 11' 5" (3.73m x 3.48m) Two double glazed windows to front, radiator, fireplace with ornate surround.

Property Details.

Bedroom Two



11' 5" x 7' 2" (3.48m x 2.18m) Double glazed window to rear, radiator.

Bedroom Three



9' 5" MAX x 7' 1" (2.87m x 2.16m) Double glazed window to rear, radiator.

Bathroom



Opaque double glazed window to side, tiled floor, heated chrome towel rail, WC, hand wash basin with vanity unit underneath, panelled bath with shower over, tiled walls.

Rear Garden



The large rear garden commences with a paved patio area, mainly laid to lawn, a separate area the rear of the garden, side access, outside tap & lighting, enclosed by panelled fencing.

Frontage

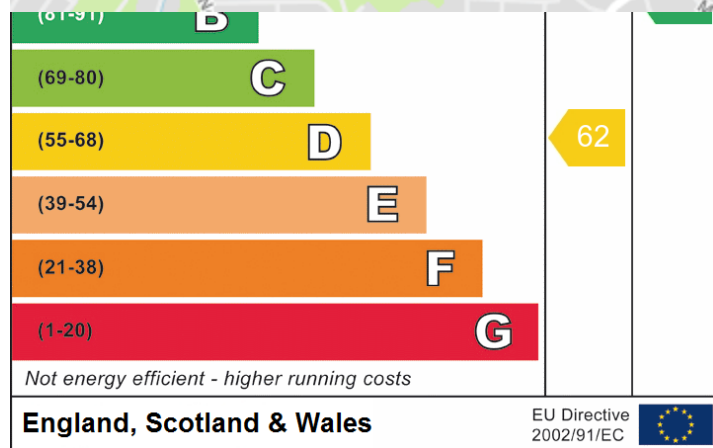
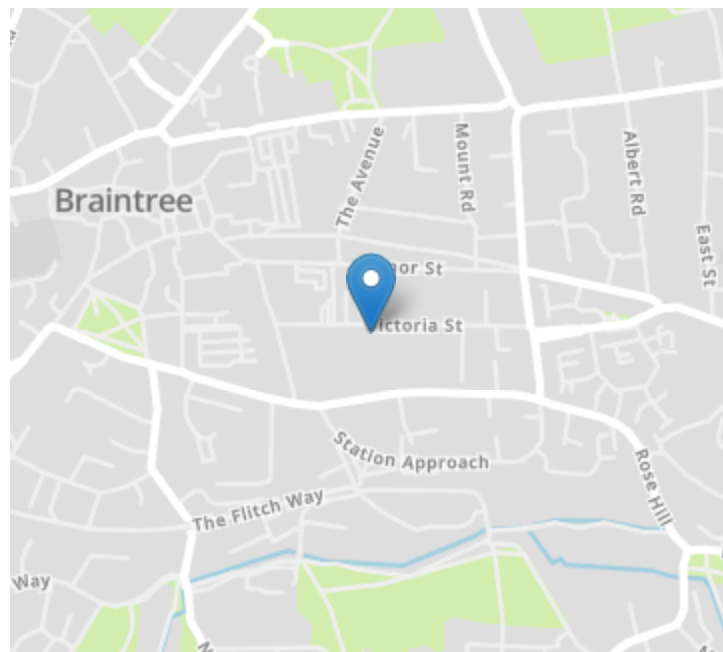
At the front of the house, there is a paved pathway to the front door, enclosed by a brick wall & cast iron fencing.

Property Details.

Floorplans



Location



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.