



- Two Bedroom Terraced
- Ample Off Street Parking
- No Onward Chain
- Spacious Lounge/Diner
- First Floor Landing
- Short Walk To The Station
- Period Features Throughout
- Gas Central Heating

**131a South Street, Braintree, Essex. CM7 3QQ.**

A Quintessentially British two-bedroom terraced house situated within short walking distance of the train station.





# Property Details.

## Lounge/Diner



23' 5" x 10' 5" (7.14m x 3.17m) Part glazed entry door to front, radiator, double glazed bay window to front, wood effect laminate flooring, fireplace with ornate surround, door to;

## Inner Lobby



Under stairs storage cupboard, stairs rising to the first floor, door to;

## Kitchen



7' 9" x 6' 7" (2.36m x 2.01m) Double glazed window & door to side, matching wall & base units with worktops over, inset sink with side drainer unit, tiled splashback, integrated oven & hob with extractor over, space/plumbing for appliances.

## First Floor Landing

Double glazed window to side, loft access, doors to;

## Bedroom One



10' 5" x 10' 1" (3.17m x 3.07m) Double glazed window to front, radiator, cast iron fireplace with ornate surround.

# Property Details.

## Bedroom Two



10' 1" x 7' 3" (3.07m x 2.21 m) Double glazed window to rear, radiator, cast iron fireplace with ornate surround.

## Bathroom



Obscure double glazed window to rear, radiator, WC, hand wash basin, panelled bath with shower attachment, vinyl flooring, door to airing cupboard.

## Rear Garden



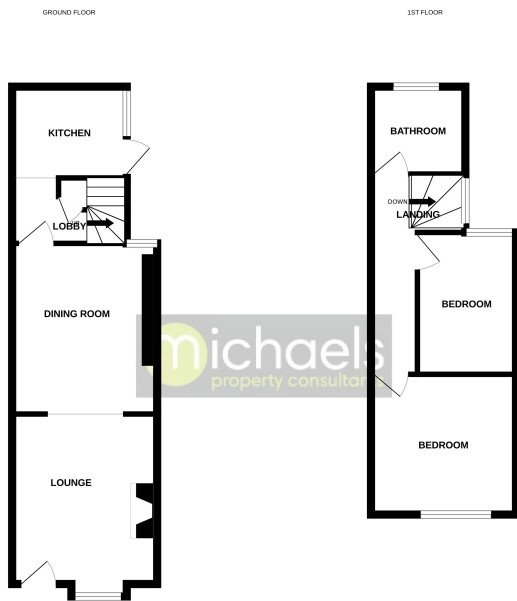
The rear garden commences with a paved patio area with the remainder of the garden laid to lawn, two brick-built store sheds, side access via a gate, enclosed by panelled fencing.

## Frontage & Parking

There is a generous driveway to the front of the property that provides off-road parking for multiple vehicles.

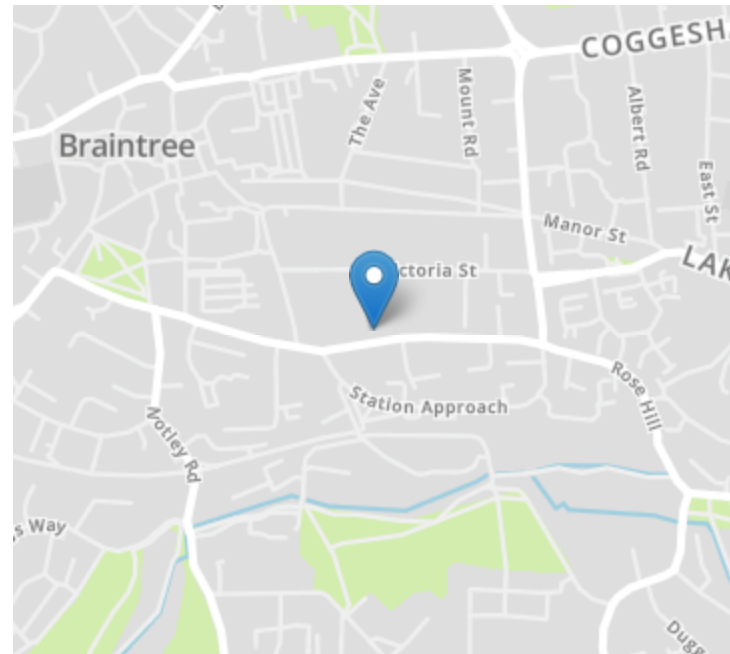
# Property Details.

## Floorplans



While every effort has been made to ensure the accuracy of the floorplans contained herein, measurements of areas, volumes, space and any other detail are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide to the proposed purchase. The actual floorplans and specifications shall prevail in all cases and no guarantee is made as to their accuracy or efficiency can be given.  
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## Location



## Energy Ratings

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.