



2 The Dutch House South Street, BRAINTREE. CM7 3QH.

£225,000 Freehold



A rare opportunity to acquire a unique Two Bedroom, Three Storey Period Cottage within minutes of the High Street and Railway Station (London Liverpool Street approx 1 hour). With designated parking immediately adjacent and ground floor cloakroom an early viewing is advised.

rightmove

Zoopla

OnTheMarket



55 High Street, Braintree, Essex, CM7 1JX

www.rolandjames.com

Email: property@rolandjames.com

Telephone: 01376 327123



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LOCATION

From Braintree High Street turn left into St Michaels Road, continuing into South Street where the property will be found on the right handside just past Silks Way.

GROUND FLOOR

The property with electric panel heating comprises approximately:

ENTRANCE DOOR

to:

HALLWAY

to:

BEDROOM TWO/STUDY

9.8 x 6'8
Window to front.

KITCHEN

12'8 by 10'1

Matching base and eye level units, worktops, integrated electric oven and hob, stainless steel sink with drainer and mixer taps.

CLOAKROOM

Comprising a low level WC and pedestal hand wash basin.

FIRST FLOOR

LIVING ROOM

21' by 12'8

Open plan living room with space for dining. Feature period fireplace. Windows to front, to rear and side. Stairs to top floor.

TOP FLOOR

MAIN BEDROOM

11' by 11'

Window to rear and window to side.

BATHROOM

Comprising low level fitted vanity unit and separate glass shower cubicle. Window to side.

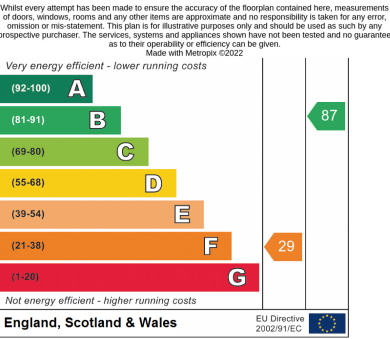
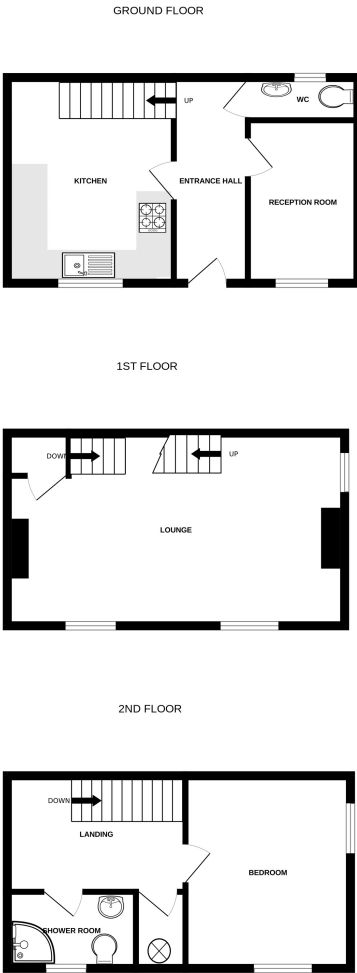
OUTSIDE

FRONT GARDEN

Bounded by wrought iron pailings. Garden to be cultivated.

PARKING

Designated off road parking for one car immediately next to the .property.



AGENTS NOTE NO ELECTRICAL OR MECHANICAL ITEMS AT THE PROPERTY HAVE BEEN TESTED AND INTENDING PURCHASERS MUST SATISFY THEMSELVES AS TO THEIR CONDITION AND SERVICEABILITY. **TO VIEW:** BY PRIOR TELEPHONE APPOINTMENT THROUGH THE VENDORS AGENTS ROLAND JAMES 01376 327123. OPEN WEEKDAYS 9 A.M. UNTIL LATE, SATURDAY 9 A.M. TO 5 P.M.