



- Two Bedroom Period Home
- Fully Detached
- Large & Generous Enclosed Private Rear Garden
- Sought After Village Location
- Generous Double Bedrooms
- Outbuilding/Annex
- Exposed Beams & Brickwork
- No Onward Chain
- Beautifully Presented Throughout

## School Cottage, Silver Street, Wethersfield, Braintree, Essex. CM7 4BP.

\*\* Guide Price £300,000 - £325,000 \*\*

Michaels Property Consultants are pleased to present to the market School Cottage, a quintessentially British two-bedroom detached house situated within the frequently requested village of Wethersfield. New to the market and offered for sale with no onward chain, this rather unique home boasts a vast array of charming period features, some of which include exposed brickwork & wooden beams.



# Property Details.

## Entrance

Wooden door to front, door to;

## Kitchen/Diner



19' 2" x 13' 9" MAX (5.84m x 4.19m) Windows to front & rear aspects, skylight, tiled floor, radiator, wall & base units with worktops over, inset ceramic butler sink, space for appliances, cooker point, door to pantry, open fireplace.

## Lobby

Door to rear garden, doors to;

## Bathroom



Window to rear aspect, heated chrome towel rail, WC, hand wash basin with vanity unit underneath, panelled bath with shower over, tiled walls.

## Lounge



15' 5" x 13' 2" (4.70m x 4.01m) Window to front aspect, radiator, television & telephone point, inglenook fireplace housing a multi-fuel stove, stairs rising to the first floor.

## First Floor Landing

Doors to;

# Property Details.

## Bedroom One



13' 7" x 12' 0" (4.14m x 3.66m) Window to front & side aspects, radiator, door to built-in wardrobe.

## Bedroom Two



13' 7" x 10' 0" (4.14m x 3.05m) Window to front & side aspects, radiator, double built-in wardrobes.

## Rear Garden



The rear garden commences with a patio area with the remainder of the garden laid, side access via a wooden gate, outside tap, door to;

## Outbuilding/Studio



Two windows to front aspects, wooden entry door.

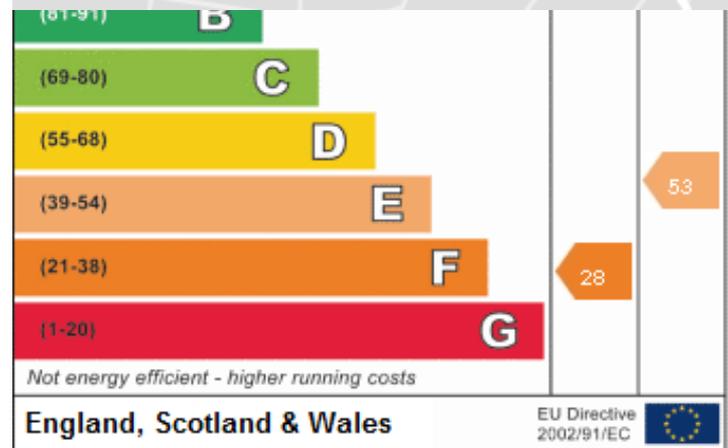
# Property Details.

## Floorplans



While every effort has been made to ensure the accuracy of the floorplans contained herein, the accuracy of these floorplans cannot be guaranteed and the purchaser is advised to verify the accuracy of the floorplans at the time of purchase. The floorplans are for information only and should not be relied upon for the purchase of the property. The services, fixtures and fittings shown are not tested and not guaranteed to be in accordance with the plans. See EPC for further details.

## 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.

