



- Two bedroom terraced house
- Sought after location
- Refitted bathroom suite
- Two double bedrooms
- Walking distance to the Town Centre
- Kitchen & breakfast room
- Striking distance of the train station
- Off road parking

### 13 Mount Road, Braintree, Essex. CM7 3JB.

Positioned in the heart of the Braintree town centre on a no through road, is this well presented and deceptively spacious two bedroom Victorian terraced house. The property also offers easy access to the train station, the A120, a selection of shops and restaurants and many of the local amenities, making this home an ideal first time purchase or a buy to let investment. The internal accommodation comprises of; a cosy sitting room with the original cast iron fireplace, a kitchen & breakfast room, a refitted family bathroom suite and two double bedrooms. Outside this character filled cottage is further enhanced by having a well maintained rear garden and driveway to the front providing off road parking for one vehicle. An early internal inspection is strongly advised to avoid much disappointment.



# Property Details.

## Entrance Porch

Smooth ceiling, double glazed door to front, door to accommodation;

## Living room



10' 9" x 10' 11" (3.28m x 3.33m) Textured ceiling, carpet, radiator, double glazed window to front, television point, telephone point, original cast iron fireplace

## Kitchen & Breakfast room



10' 11" x 9' 1" (3.33m x 2.77m) Textured ceiling, laminate flooring, radiator, double glazed window to rear, range of wall & base units, tolled edge worktops, stainless steel sink with inset drainer unit, integrated oven with electric hob, tiled splashback, space for fridge / freezer, door to storage cupboard, stairs to first floor

## Inner lobby

Textured ceiling, laminate flooring, door to utility cupboard housing the washing machine and tumble dryer, door to side providing access to the rear garden

## Bathroom



Smooth ceiling, radiator, tiled floor, double glazed opaque window to rear, low level W/C, hand wash basin, panelled bath with shower attachment, part tiled walls

## Bedroom one



11' 09" x 10' 11" (3.58m x 3.33m) Smooth ceiling, radiator, double glazed window to front, telephone point

# Property Details.

## Bedroom two



10' 10" x 9' 01" (3.30m x 2.77m) Smooth ceiling, radiator, double glazed window to rear, door to storage cupboard

## Garden



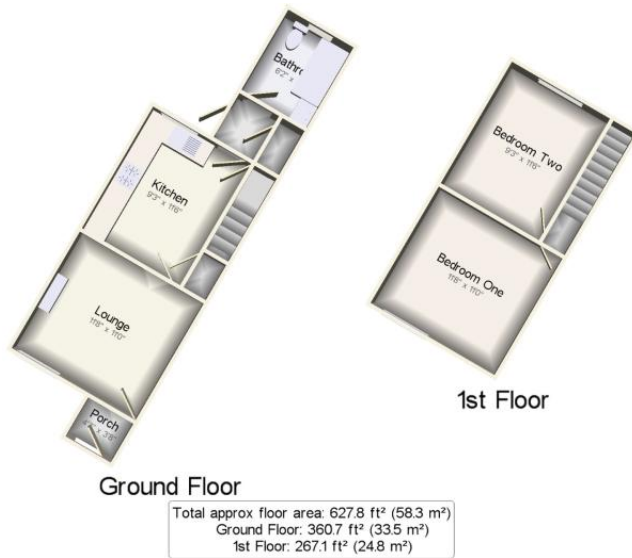
Mainly laid to lawn, patio area, side access, enclosed by panelled fencing, outside tap

## Driveway

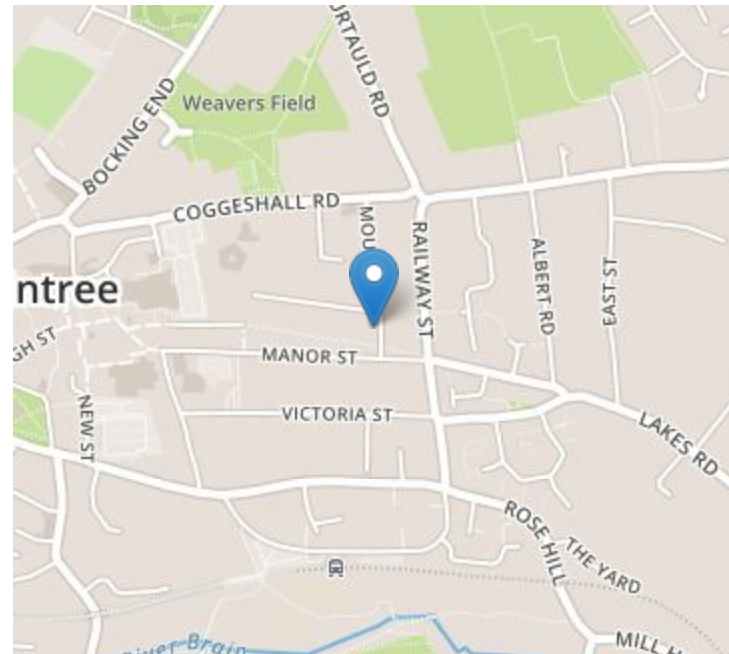
Concrete driveway providing parking for one vehicle, enclosed by panelled fencing

# Property Details.

## Floorplans



## 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.