



- Four Bedroom Property
- Charming Period Features Throughout
- Built in 1590
- Allocated Parking
- Generous Kitchen/Diner
- Lounge With Inglenook Fireplace
- Historic Bradford Street
- En Suite Shower Room
- Well Presented Throughout
- Grade II* listed

81 Bradford Street, Braintree, Essex. CM7 9AU.

Michaels Property Consultants are delighted to present to the market Woolpack House, an impressive four-bedroom grade II listed residence commanding an excellent position on the historical Bradford Street. Dating back to 1590, this character-filled and rather versatile home is offered for sale in excellent order throughout, whilst still retaining all of its charming period features, some of which include open fireplaces, exposed timbers & beam work.



Property Details.

Ground Floor

Entrance Hall

27' 10" x 8' 05" (8.48m x 2.57m) Radiator x2, window to front aspect, stairs ascending to first floor, access to under stair storage cupboard, wooden flooring.

Cloakroom

4' 06" x 2' 06" (1.37m x 0.76m) Inset spotlights, low level WC, wash hand basin, part tiled walls, tiled flooring.

Lounge



16' 01" x 11' 03" (4.90m x 3.43m) Radiator, Bay window to front aspect, telephone point, TV point, access to storage cupboard, wooden flooring, feature Inglenook Fireplace with brick surround.

Kitchen/Diner



19' 09" x 12' 05" (6.02m x 3.78m) Dining Area; Radiator, window to rear aspect, wooden flooring, feature fireplace.

Kitchen Area; Windows to rear aspect x2, matching wall and base units with inset porcelain sink with bowl and drainer, part tiled walls, tiled flooring, access to pantry storage cupboard housing fridge freezer, integrated oven with 5 ring gas hob, integrated dishwasher.

Utility

6' 1" x 5' 0" (1.85m x 1.52m) Part glazed door & window to rear aspect, matching wall & base units with worktops over, inset sink with side drainer unit, space for appliances, tiled floor.

First Floor

Landing

Window to rear aspect, radiator, door to storage cupboard, stairs ascending to the second floor, doors to;

Bedroom One



19' 1" x 11' 1" (5.82m x 3.38m) Window to front aspect, radiator, built wardrobe, fireplace with ornate surround.

Family Bathroom



8' 1" x 5' 1" (2.46m x 1.55m)

Property Details.

Bedroom Three



14' 0" x 9' 11" (4.27m x 3.02m) Window to rear aspect, radiator, built-in wardrobe.

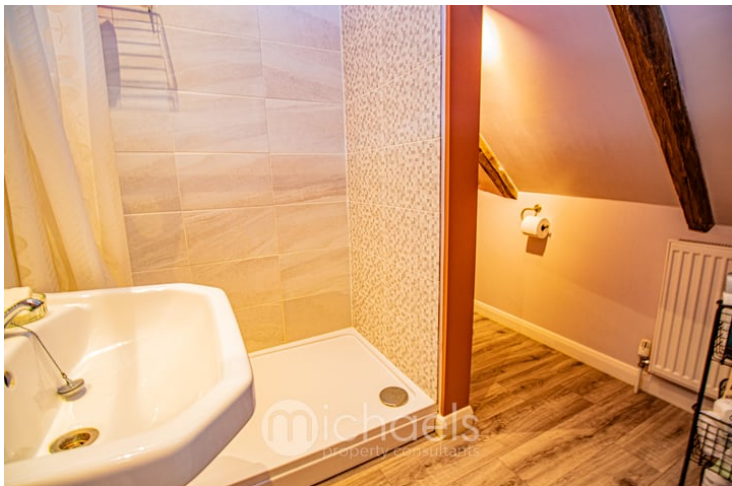
Second Floor

Bedroom Two



19' 0" x 8' 1" (5.79m x 2.46m) Window to front aspect, radiator, vaulted ceiling with exposed beams, telephone point, door to;

En Suite



5' 1" x 5' 0" (1.55m x 1.52m) Pedestal hand wash basin, radiator, WC,

shower cubicle which is fully tiled, tiled walls.

Bedroom Four



12' 0" x 9' 0" (3.66m x 2.74m) Window to rear aspect, radiator.

Rear Garden



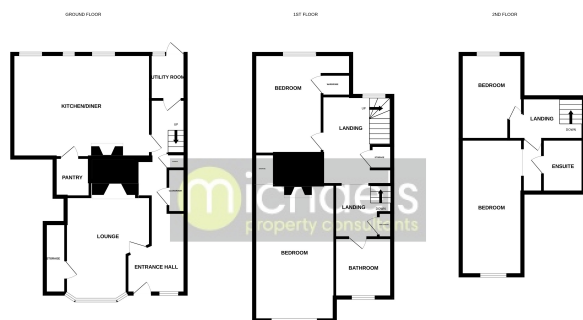
The rear garden commences with a large paved patio with steps rising to an additional patio/seating area, enclosed by panelled fencing & a retaining brick wall, outside tap, rear access to the property via Woolpack Lane, and a brick built outbuilding (6'10 x 8'1)

Parking

There is one off-road parking space at the front of the dwelling.

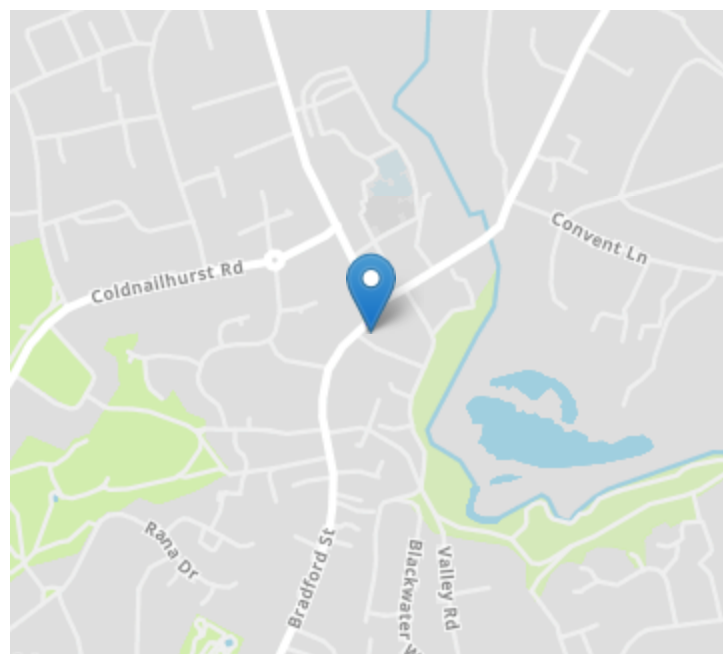
Property Details.

Floorplans



These plans are intended to be used as a guide only and do not constitute a contract. The purchaser should verify the accuracy of the information provided and is advised to seek professional advice before purchasing. The purchaser should also verify the accuracy of the information provided and is advised to seek professional advice before purchasing. The purchaser should also verify the accuracy of the information provided and is advised to seek professional advice before purchasing.

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.