



- 2/3 Bedroom House
- Semi Detached
- Central Location
- Large Extension To The Rear
- Loft Conversion
- Three Reception Rooms
- Cloakroom & First Floor Bathroom
- Large Rear Garden

20 Victoria Street, Braintree, Essex. CM7 3HN.

Occupying a central location within Braintree's vibrant town center, is this handsome three-bedroom, Victorian, semi-detached house, which is also conveniently positioned within short walking distance of the train station. The property has the added benefit of both a large extension to the rear of the house and also a loft conversion which could be used as an additional bedroom, offering an ideal purchase for young families and buy to let investors alike. The ground floor accommodation is vast and some highlights include; entrance hall, cloakroom, lounge & dining room with original cast iron fireplaces, kitchen, and the extension to the rear which is currently being used as the lounge. To the first floor, you will find two well-appointed double bedrooms and the four-piece family bathroom. As previously mentioned, there is also an additional loft room which has been converted to offer a potential third bedroom.



Property Details.

Entrance Hall

Entry door to front, smooth ceiling, radiator, stairs to first floor

Lounge



20' 1" x 13' 5" (6.12m x 4.09m) Smooth ceiling, radiator, wood effect laminate flooring, two Velux windows, double glazed French doors to rear,

Cloakroom



Smooth ceiling, double glazed window to side, low-level W/C, hand wash basin with vanity unit underneath, tiled splashback, wood effect laminate flooring

Dining Room



13' 4" x 10' 5" (4.06m x 3.17m) Smooth ceiling, radiator, double glazed bay window to front, cast iron fireplace with surround, wooden floorboards

Reception Three



11' 4" x 10' 9" (3.45m x 3.28m) Smooth ceiling, radiator, double glazed window to side, cast iron fireplace with surround

Kitchen



Property Details.

13' 7" x 9' 1" (4.14m x 2.77m) Smooth ceiling, radiator, double glazed door to side, matching wall & base units, roll edge worktops, inset sink, tiled splashback, integrated oven & hob with extractor over, space for appliances

First Floor Landing

Stairs to second floor (loft room)

Bedroom One



11' 4" x 13' 0" (3.45m x 3.96m) - MAX Smooth ceiling, radiator, two double glazed windows to front, television point, fitted wardrobes

Bedroom Two



11' 5" x 7' 9" (3.48m x 2.36m) Smooth ceiling, radiator, double glazed window to rear

Bathroom



Smooth ceiling, heated towel rail, opaque double glazed window to rear, low-level W/C, hand wash basin, extractor fan, corner bath, shower cubicle which is fully tiled, tiled walls & floor

Loft Room

Smooth ceiling, eves storage, Velux skylight (measurements to follow)

Rear Garden

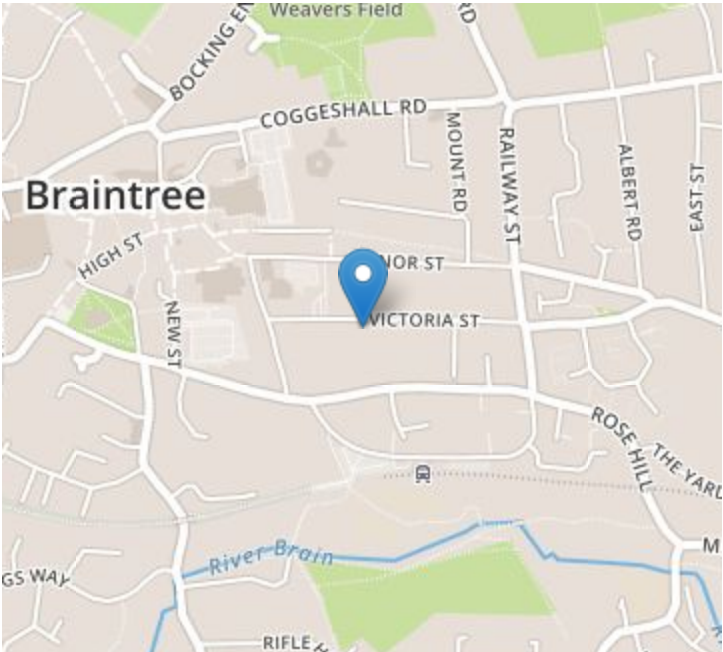


Mainly laid to lawn, paved patio area, side access via wooden gate, outside tap & light

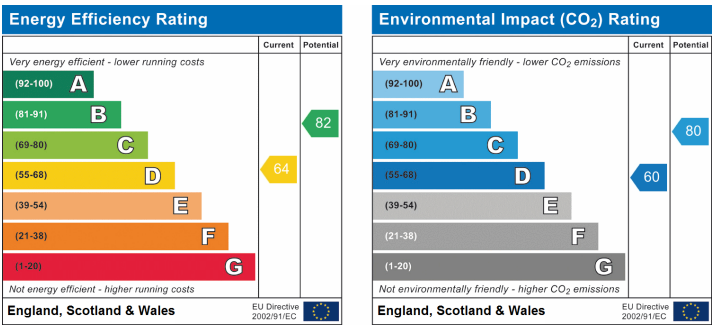
Property Details.

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.