



- Two Bedroom Cottage
- End Terraced
- Sought After South Braintree Location
- Ample Off Street Parking
- Grade II Listed
- Period Features Throughout
- Two Reception Rooms
- Low Maintenance Garden

## 23 London Road, Braintree, Essex. CM7 2LD.

Conveniently positioned within easy reach of both the Braintree town centre and the mainline railway station is this quintessentially British two-bedroom end terraced cottage. New to the market, this character-filled home boasts an array of period features throughout including wooden beams and exposed brickwork. The internal accommodation comprises a well-appointed lounge, a separate dining room, a country-style kitchen, the family bathroom, and two generous double bedrooms.





# Property Details.

## Lounge



11' 3" x 11' 8" (3.43m x 3.56m) Window and entrance door to front, radiator, television & telephone point, door to storage cupboard, door to;

## Dining Room



10' 7" x 7' 7" (3.23m x 2.31m) Window to rear, radiator, door to under stairs storage cupboard, stairs rising to the first floor;

## Kitchen



Window to side, matching wall & base units with worktops over, inset sink with side drainer unit, tiled splashback, tiled floor, cooker point, and space for appliances.

## Family Bathroom



Obscure double-glazed window to side, heated towel rail, low-level WC, hand wash basin, panelled bath with shower attachment, tiled wall.



# Property Details.

## Bedroom One



12' 1" x 11' 3" (3.68m x 3.43m) Window to front, radiator, built-in wardrobe.

## Bedroom Two



11' 0" x 7' 6" (3.35m x 2.29m) Window to rear, radiator, exposed brick chimney breast.

## Rear Garden



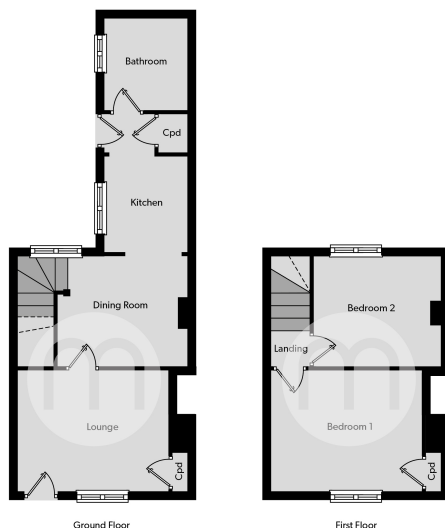
The rear garden commences with a paved patio area with the remainder of the garden laid to lawn, side access via a wooden gate, raised flower beds, and decking area.

## Parking

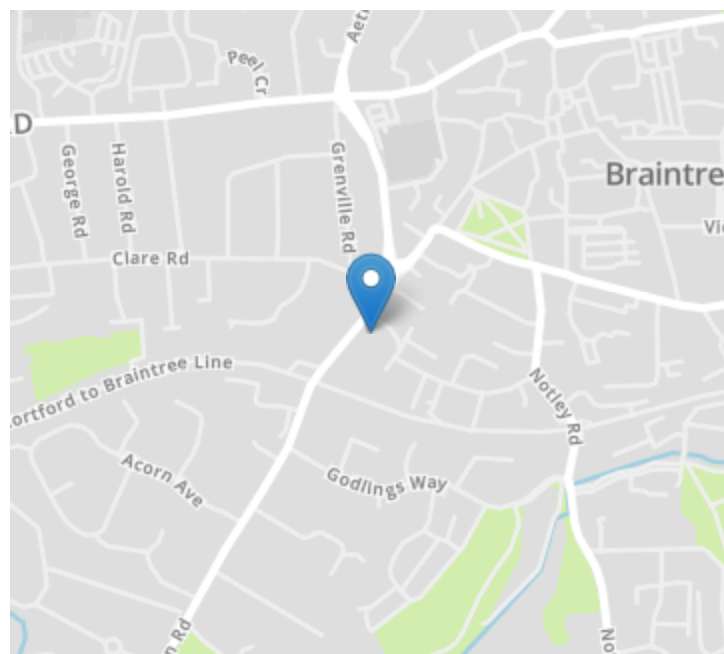
There is a private driveway to the front of the property that provides off-road parking for 2/3 vehicles.

# 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.