



- 15th Century Cottage
- Bocking
- Two Double Bedroom
- Character Features
- Inglenook Fireplace
- Courtyard Garden

21 Bradford Street, Braintree, Essex. CM7 9AS.

** Guide Price £240,000 - £255,000 ** Dating back to the 15th century, this character filled two bedroom cottage arranged over three floors, is situated in the highly sought after village of Bocking, which is favourably positioned within easy reach of the Braintree town centre, the train station and many of the local amenities. The property has been tastefully and sympathetically restored back to its former glory in the recent years, creating a stylish and versatile home, which offers an array of period features along with a real sense of space throughout. Internally some highlights include a fabulous living room / diner with an impressive inglenook fireplace, exposed beams and brickwork, a country style fitted kitchen, two double bedrooms and a four piece family bathroom suite. Outside this charming grade II listed cottage is further enhanced by having a low maintenance courtyard garden and a separate raised decking area. an early internal inspection is strongly advised to avoid much disappointment.....



Property Details.

Entrance

Door to;

Lounge / diner



19' 10" x 13' 7" (6.05m x 4.14m) Smooth ceiling, radiator, window to front, solid wood door leading to first floor, Inglenook fireplace with brick hearth and oak Bressemer with a delightful carving of King Henry VII crest and hunting scene, ceiling mounted gas lamp (disconnected) wall lights, exposed beams

Inner hallway

Under stairs storage cupboard, original brick flooring, exposed beams, steps to;

Kitchen



10' 11" x 5' 9" (3.33m x 1.75m) window to front and side, door to utility room, exposed beams and original brick flooring, a range of wall and base units with under lighting, rolled edge work top, sink with inset drainer, integrated oven, hob with extractor over, integrated dishwasher and fridge

Lean to utility

7' 0" x 6' 10" (2.13m x 2.08m) Door to garden, opaque window to side, radiator, doors to cupboard housing the boiler, plumbing for washing machine, role edge work top

Landing

Stairs to second floor bedroom, inset lighting, doors to;

Bedroom one



15' 2" x 10' 3" (4.62m x 3.12m) window to front, radiator, exposed beams, feature cast iron fireplace, door to eaves storage

Property Details.

Family bathroom



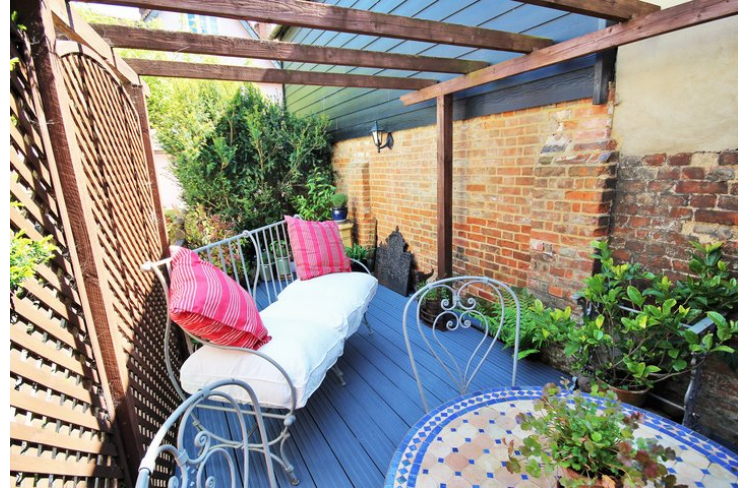
window to rear, radiator, heated towel rail, panelled bath with shower over, walk in shower cubicle which is fully tiled, low level W/C, hand wash basin, exposed beams, original wood flooring, part tiled walls, doors to laundry cupboard

Bedroom two



14' 5" x 10' 4" (4.39m x 3.15m) Dormer window to front, radiator, loft access, exposed beams and wood flooring

Courtyard garden



Paved courtyard garden with mature trees and shrubs, raised decked seating area with feature pergola, hedging. Additionally there is a small brick paved area with a shed to remain. There is access to the courtyard from the back door where the apple tree and jasmine are.

Parking

Parking for one car to the front of the property and shared driveway access from garden

Property Details.

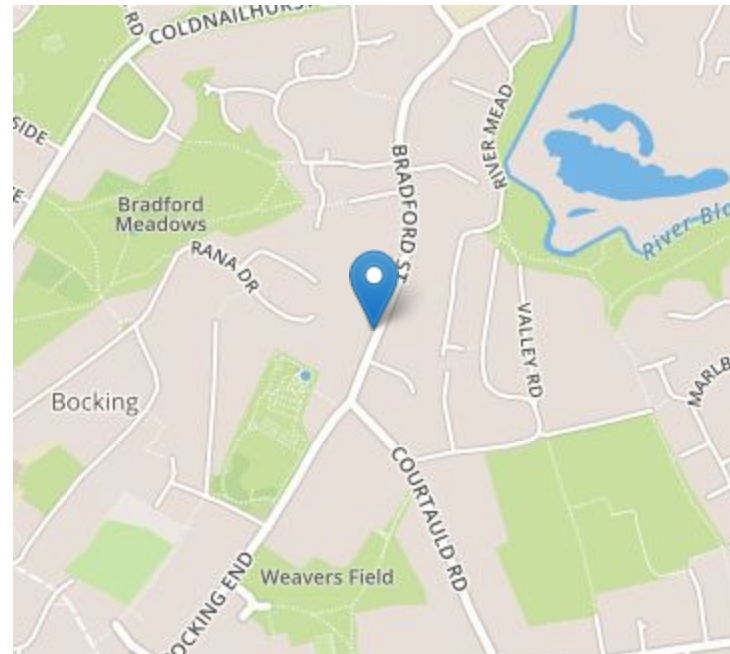
Floorplans



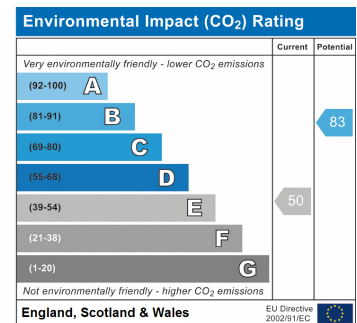
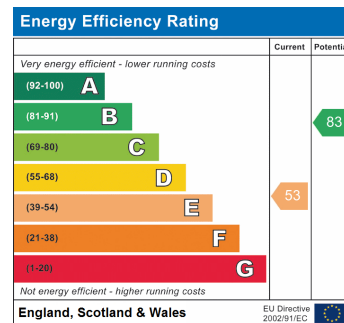
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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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.