

Guide Price £250,000 - £260,000

£250,000



- Three bedroom cottage
- End of terrace
- Driveway for two vehicles
- Spacious living accommodation
- Refitted kitchen
- Short walk to the town & station
- New boiler
- UPVC windows

38 Rose Hill, Braintree, Essex. CM7 3QN.

** Guide Price £260,000 - £280,000 **Situated within short walking distance of both Braintree town centre & the train station, is charming three bedroom end terraced house which was originally built as a railway cottage in 1872. The property comes to the market in good decorative order, offering an ideal purchase for both first-time buyers & buy to let investors alike. The internal accommodation comprises entrance hall which offers access to the first floor, spacious lounge/diner, recently refitted kitchen, the family bathroom, converted cellar ideal for storage, and three well-appointed bedrooms. Outside, the property is further enhanced by having an attractive & well maintained rear garden, and a driveway to the front that provides off-roading for 2 vehicles. New to the market, an early internal viewing is strongly advised to avoid much disappointment.......





Property Details.

Entrance Hall

Part glazed door to front, radiator, stairs to the first floor:

Lounge/Diner



18' 7" x 12' 7" (5.66m x 3.84m) Double glazed window to front, radiator, wood effect laminate flooring, television & television point, door to the cellar;

Kitchen



12' 6" x 7' 9" (3.81m x 2.36m) Double window to the rear, double glazed window to rear, wood effect laminate flooring, matching wall & base units, roll edge worktops, integrated oven & microwave, gas hob with extractor hood ever, space for appliances

Cellar

Measurements to follow

Bathroom



Opaque double glazed window to side, heated towel rail, tiled floor, door to boiler cupboard, low-level W/C, wash hand basin, P shaped bath with shower over, tiled walls

First Floor Landing

Bedroom One



 $13' 6" \times 8' 9" (4.11m \times 2.67m)$ Double glazed window to front, radiator

Property Details.

Bedroom Two



12' 10" x 6' 5" (3.91m x 1.96m) Double glazed window to rear, radiator

Bedroom Three



8' 9" x 6' 5" (2.67m x 1.96m) Double glazed window to rear, radiator

Rear Garden



Laid to lawn, large patio area, small fish pond, side access via gate, enclosed by paneled fencing, outside tap

Frontage

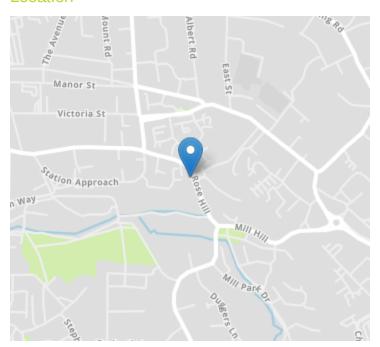
There is a driveway to the front of the property that provides off road parking for two vehicles

Property Details.

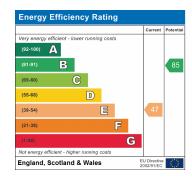
Floorplans

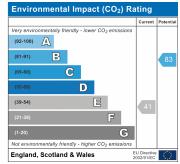


Location



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.

