



- 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" x 8' 9" (4.11m x 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

