



Station Road, , CM7 3QJ

Guide price £180,000

GUIDE PRICE £180,000-£190,000 The Property Cloud are pleased to offer for sale this two bedroom mid terraced Victorian Cottage. Located in a private mews development the property offers good access to Braintree train station and the town centre. To the ground floor you will find a lounge, dining room and fitted kitchen. To the first floor are two good sized bedrooms and a three piece bathroom suite. Externally is a private rear garden measuring approximately 35' whilst to the front is a lawned area affording communal style space for the local residents. The property is in our opinion an ideal first time purchase for those looking to be within commuter distance to the City of London. ***An Open Day will be held on Sunday 30th August between midday and 2pm, viewings are strictly via The Property Cloud and you must register your interest with our office***



Lounge

11'11" (to alcove) x 11'4" (3.65m (to alcove) x 3.47m)
Door to front, double glazed window to front, Gas coal effect feature fireplace, wooden surround with cast iron and tiled inset, coved ceiling, double radiator, laminate wood flooring, stripped wood door to:

Lobby

Carpeted stairs to first floor, door to:

Dining Room

12'0" (to alcove) x 11'1" (3.66m (to alcove) x 3.38m)
Double glazed window to rear, coved ceiling, radiator, laminate wood flooring, cast iron feature fireplace surround, under-stairs storage cupboard, door to kitchen.

Kitchen

8'7" x 6'4" (2.63m x 1.95m)

Door to garden, double glazed window to side, window to rear, range of wall and base units with roll top worksurfaces, one and half bowl single drainer sink unit, mixer tap, tiled splashbacks, built in oven, hob and extractor fan, integrated fridge, tiled flooring.

Bedroom One

12'0" (to alcove) x 11'6" (3.66m (to alcove) x 3.53m)
Double glazed window to front, coved ceiling, radiator, carpeted, cast iron feature fireplace surround.

Bedroom Two

11'2" x 9'1" (3.41m x 2.79m)

Double glazed window to rear, coved ceiling, radiator, carpeted, built in storage cupboard, access to loft.

Bathroom

Double glazed frosted window to rear, panelled bath with shower over, pedestal wash hand basin, low level WC, tiled splashbacks, sunken spotlights, tiled flooring.

External

Rear Garden: Patio area, fenced, rear access, outside tap, approx 35'

Front Garden: Laid to lawn

General

Nearest stations

Brantree (0.1 mi)

Brantree Freeport (0.8 mi)

Cressing (1.9 mi)

Distances are straight line measurements from centre of postcode

Council Tax Band

Disclaimer

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Please Note: All measurements are approximate and are taken at the widest points. They should not be used for the purchase of furnishings or floor coverings. Please also note that The-Property-Cloud.co.uk have not tried or tested any appliances or services. These particulars do not form part of any contract and are for general guidance only. We would strongly recommend that the information which we provide about the property, including distances, is verified by yourselves upon inspection and also by your solicitor before legal commitment to the purchase.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	59
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

