



Frating Court, Braintree, CM7 3XN

welcome to

Frating Court, Braintree

William H Brown are pleased to offer this well-presented three-bedroom end-terrace family home, situated within a convenient location and within walking distance of Freeport Shopping Village, Railway Station, Alec Hunter Secondary School and easy access to A120 & Stansted.



Hallway

Stairs to first floor. Doors leading to:

Kitchen / Diner

8' 10" x 14' 7" (2.69m x 4.45m)

Double glazed window. Range of base and eye level units with work surface over incorporating a stainless steel sink drainer. Integrated dishwasher. Space for cooker and fridge / freezer. Radiator.

Lounge

15' 5" max x 14' 4" max (4.70m max x 4.37m max)

Double glazed window. French doors leading to Conservatory. Radiator. Feature fireplace. Laminate flooring. Understairs cupboard.

Conservatory

5' 3" x 14' 9" (1.60m x 4.50m)

Double glazed windows. Double glazed French doors to rear garden. Two radiators. Door leading to utility room

Utility Room

5' 7" x 7' 3" (1.70m x 2.21m)

Double glazed windows. Range of base units with inset sink drainer. Plumbing and space for appliances. Extractor fan. Door leading to:-

Workshop

18' 1" x 7' 3" (5.51m x 2.21m)

Power and lighting.

Landing

Doors leading to:-

Bedroom One

11' 6" x 8' 6" + recess (3.51m x 2.59m + recess)

Double glazed window. Radiator. Carpets.

Bedroom Two

11' 10" max + recess x 8' 10" + recess (3.61m max + recess x 2.69m + recess)

Double glazed window. Radiator. Carpets. Loft access. Airing cupboard.

Bedroom Three

9' 2" x 6' 3" (2.79m x 1.91m)

Double glazed window. Radiator. Laminate flooring.

Bathroom

5' 11" x 5' 9" (1.80m x 1.75m)

Side panel bath. Low level WC. Wall mounted hand wash basin with vanity unit. Fully tiled walls.

Garden

Commencing with decked / patio seating area and remainder laid to lawn. Mature tree and shrub borders. Shed. Access to parking area at rear.

Parking

There is allocated parking to the front and further off street parking to the rear of the property with gated access.



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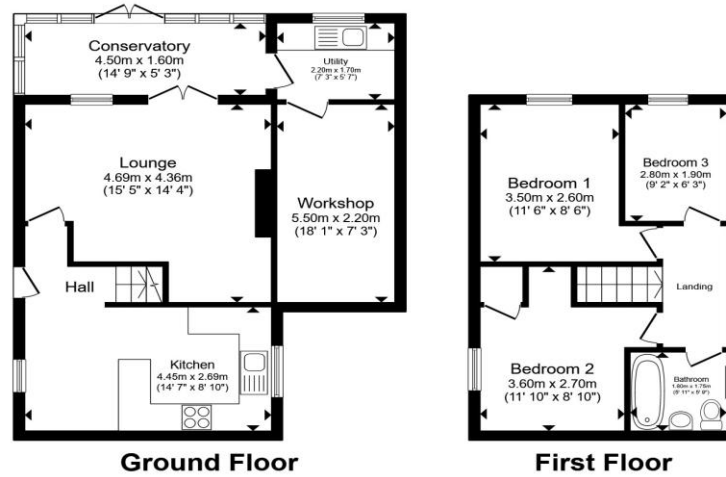
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Frating Court, Braintree

- Three Bedroom
- Staggered End Of Terrace
- Utility Room
- Conservatory
- Walking Distance to Freeport & Railway Station.

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B



£325,000

Total floor area 89.2 m² (961 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Please note the marker reflects the postcode not the actual property



Property Ref:
BTR110418 - 0004

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