



Grenville Road, Braintree, CM7 2PW

welcome to

Grenville Road, Braintree

**** GUIDE PRICE £240,000 - £260,000 **** William H Brown are pleased to present this two bedroom end of terraced home, situated within walking distance of Braintree Town Centre and the Railway Station, offering excellent transport links including easy access to the A120.



Entrance Porch

Window to side and front aspect. Tiled flooring. Door leading to:-

Lounge

12' 6" into bay x 11' 2" (3.81m into bay x 3.40m)

Double glazed bay window to front aspect. Feature fireplace. Radiator.

Dining Room

11' 2" x 11' 1" (3.40m x 3.38m)

Double glazed window to rear aspect. Feature fireplace. Radiator.

Lobby

Stairs leading to first floor.

Kitchen

14' 10" x 5' 11" (4.52m x 1.80m)

Double glazed window to rear and side aspect. Door to side. Radiator. Range of base and eye level units with work surface over incorporating a stainless steel sink drainer. Built in oven and hob. Space for appliances. Cupboard housing boiler.

Landing

Double glazed window to side aspect. Radiator. Doors leading to:-

Bedroom One

11' 2" x 11' 2" (3.40m x 3.40m)

Double glazed window to front aspect. Feature fireplace. Built in cupboard. Radiator.

Bedroom Two

11' 6" x 8' 2" (3.51m x 2.49m)

Double glazed window to rear aspect. Feature fireplace. Radiator.

Bathroom

11' 11" x 6' 3" (3.63m x 1.91m)

Obscure double glazed window to rear aspect. Side panel bath. Low level WC and hand wash basin enclosed in a vanity unit. Tiled walls. Radiator. Built in storage cupboard.

Garden

Patio, lawn and fencing. Walled front garden.

Parking

Permits can be purchased through the North Essex partnership.

Agent Note

Please note like most terraced properties the neighbours have right of way through a small part of the garden.



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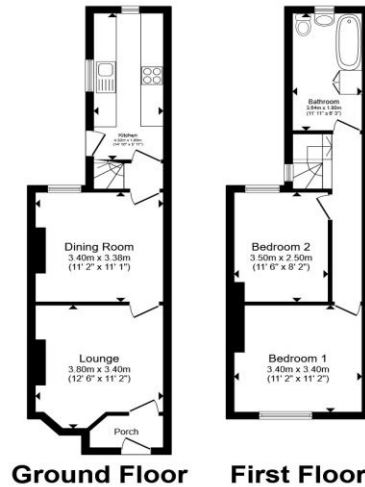
Grenville Road, Braintree

- Two Bedroom House
- End of Terraced
- Walking Distance to Town & Station
- Two Reception Rooms
- Gas Central Heating

Tenure: Freehold EPC Rating: D
Council Tax Band: C

guide price

£240,000 - £260,000



Total floor area 69.2 m² (744 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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Property Ref:
BTR110397 - 0004

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