



**Old Mill Chase, Wethersfield, Braintree, CM7 4EB**

**welcome to**

**Old Mill Chase, Wethersfield, Braintree**

William H Brown are pleased to offer this two-bedroom terraced home situated in the heart of the charming and highly regarded Essex village of Wethersfield and within a quiet mews-style location.



### **Entrance Porch**

Storage cupboard. Doors leading to:-

### **Open Plan Lounge / Kitchen**

22' 4" max x 14' 6" max ( 6.81m max x 4.42m max )

Double glazed window to front aspect. Range of matching wall and base units with work surface over incorporating an inset sink drainer. Built in oven with inset hob. Plumbing and space for washing machine. Double glazed French doors to rear garden. Heater. Stairs to first floor.

### **Landing**

Loft access. Airing cupboard. Doors leading to:-

### **Bedroom One**

10' 2" + recess x 9' 10" ( 3.10m + recess x 3.00m )

Two Velux windows to front., Heater. Cupboard.

### **Bedroom Two**

10' 2" x 6' 11" ( 3.10m x 2.11m )

Double glazed window to front. Heater. Cupboard.

### **Bathroom**

6' 7" x 6' 4" ( 2.01m x 1.93m )

Obscure double glazed window. P'shaped bath with overhead shower. Low level WC. Pedestal hand wash basin.

### **Garden**

Decked area and steps up to lawn with beds and rear gate.

### **Parking**

Allocated parking space for one car.



***view this property online*** [williamhbrown.co.uk/Property/BTR110354](http://williamhbrown.co.uk/Property/BTR110354)



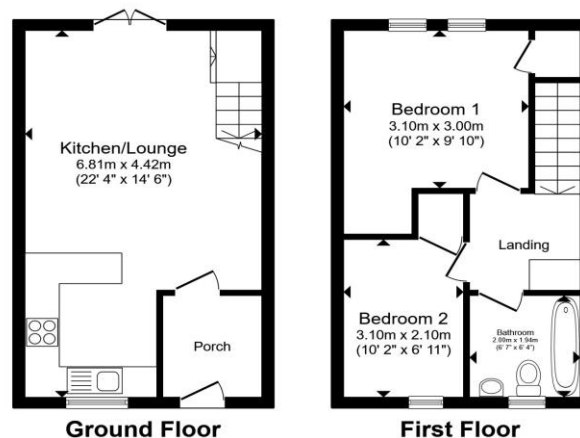
welcome to

## Old Mill Chase, Wethersfield, Braintree

- Two Bedroom House
- Mews Location
- Open Plan Lounge/Dining Room
- Sought After Village of Wethersfield
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: C



# £250,000

Total floor area 59.6 m<sup>2</sup> (642 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](http://www.propertybox.io)

william  
h brown



view this property online [williamhbrown.co.uk/Property/BTR110354](http://williamhbrown.co.uk/Property/BTR110354)



Property Ref:  
BTR110354 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

william h brown



01376 320018



[braintree@williamhbrown.co.uk](mailto:braintree@williamhbrown.co.uk)



51-53 High Street, BRAINTREE, Essex, CM7 1JX



[williamhbrown.co.uk](http://williamhbrown.co.uk)