



The Ridgeway, Braintree, CM7 1ED

welcome to

The Ridgeway, Braintree

**** GUIDE PRICE £325,000 - £350,000 **** William H Brown are pleased to offer this extended three-bedroom semi-detached family home, occupying a larger than average plot in a highly convenient location, within easy walking distance of Braintree Town Centre and Braintree Railway Station.



Porch

Double glazed windows and door.

Hallway

Doors leading to:-

Kitchen

10' 5" x 8' 5" (3.17m x 2.57m)

Double glazed window. Range of matching base and eye level units with work surface over incorporating a stainless steel sink drainer with hot and cold mixer tap. Plumbing and space for washing machine. Space for range cooker. Overhead extractor fan,

Office

9' 9" x 7' 6" (2.97m x 2.29m)

Double glazed window. Radiator. Laminate flooring,

Utility Room

7' 6" x 6' 4" (2.29m x 1.93m)

Range of matching base and eye level units. Space for fridge freezer.

Dining Room Area

10' 7" x 19' 2" (3.23m x 5.84m)

Radiator. Carpets. Stairs leading to first floor.

Understairs cupboard. Leading to:-

Living Room Area

9' 7" x 19' 2" (2.92m x 5.84m)

Double glazed window and door to rear garden.

Radiator. Carpets

Landing

Loft access. Doors leading to:-

Bedroom One

9' 9" x 13' 1" (2.97m x 3.99m)

Double glazed window. Wardrobes. Radiator. Carpets.

Bedroom Two

12' 11" x 9' 7" (3.94m x 2.92m)

Double glazed window. Wardrobes. Radiator. Carpets.

Bedroom Three

9' 9" x 6' 2" (2.97m x 1.88m)

Double glazed window. Radiator. Carpets. Storage cupboard.

Bathroom

9' 9" x 5' 10" (2.97m x 1.78m)

Obscure double glazed window. Side panel bath with hot and cold mixer tap. Wall mounted hand wash basin and low level WC incorporated in a vanity unit. Heated towel rail. Walk in shower cubicle.

Garden

Commencing with a patio seating area. Pergola seating area. Remainder laid to lawn. An array of mature trees and shrubs. Sheds. Side access gate.

Parking

Off street parking for multiple cars.



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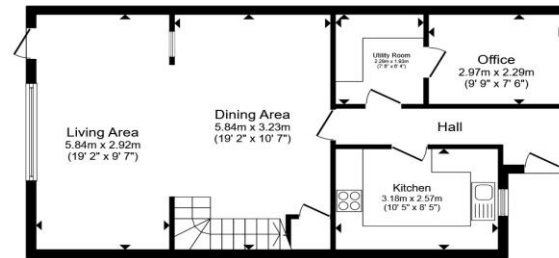
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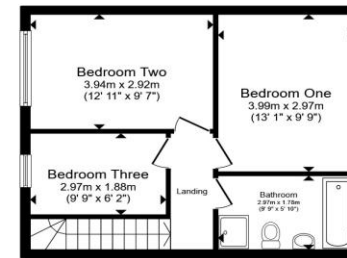
- Three Bedroom House
- Larger Than Average Plot
- Open Plan Lounge / Diner
- Double Glazing
- Walking Distance to Town & Station.

Tenure: Freehold EPC Rating: C

Council Tax Band: D



Ground Floor



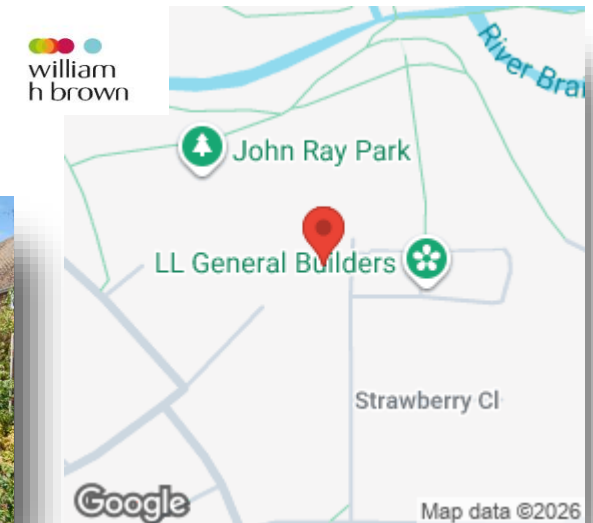
First Floor

guide price

£325,000 - £350,000

Total floor area 108.2 m² (1,164 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:

BTR110545 - 0002

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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.



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Please note the marker reflects the postcode not the actual property