



Rifle Hill, Braintree, CM7 1DG

welcome to

Rifle Hill, Braintree

William H Brown are pleased to offer this three-bedroom semi-detached family home situated within walking distance to Braintree Town Centre and Station. This property is perfect for growing families, first-time buyers and those looking to upsize.



Porch

Door leading to:-

Lounge

11' 11" plus box bay x 10' 10" (3.63m plus box bay x 3.30m)

Double glazed box bay window. Radiator. Exposed wooden flooring. Feature fireplace (fire does not work)

Dining Room

8' 11" x 18' 10" (2.72m x 5.74m)

Double glazed windows. Radiator. Laminate flooring. Storage cupboard. Door leading to:-

Kitchen

11' x 7' 10" (3.35m x 2.39m)

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 taps. Space for cooker and fridge.

Inner Hallway

Doors leading to:-

Ground Floor Cloakroom

Obscure double glazed window. Low level WC. Pedestal hand wash basin. Radiator.

Conservatory

24' x 12' 2" (7.32m x 3.71m)

L'shaped. Double glazed windows. Double glazed door to rear garden. Plumbing and space for washing machine. Space for fridge freezer. Radiator. Storage cupboard. Door leading to:-

Garden Room

9' 6" x 6' 7" (2.90m x 2.01m)

Double glazed windows. Carpets.

Landing

Loft access. Doors leading to:-

Bedroom One

10' 10" x 11' 10" (3.30m x 3.61m)

Double glazed window. Radiator. Carpets. Built in wardrobe.

Bedroom Two

10' 10" x 6' 11" (3.30m x 2.11m)

Double glazed window. Radiator. Carpets.

Bedroom Three

5' 3" x 9' 2" (1.60m x 2.79m)

Double glazed window. Carpets. Built in storage cupboard / wardrobe.

Bathroom

9' 2" x 8' 7" (2.79m x 2.62m)

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

Garden

Paved patio seating area with path leading down the garden. Lawn and mature shrubs. Enclosed by panel fencing.

Parking

Driveway providing off street parking.

Garage

15' 7" x 7' 10" (4.75m x 2.39m)



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welcome to Rifle Hill, Braintree

- Three Bedrooms
- Semi Detached House
- Two Reception Rooms
- Utility Room
- Ground Floor Cloakroom

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

£325,000



Total floor area 119.5 m² (1,287 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

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Property Ref:
BTR110713 - 0003

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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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