



**12 BRADFORD STREET**

Braintree, Essex, CM7 9AS

**Guide price £360,000**

**DAVID  
BURR**







12 Bradford Street, Braintree, Essex, CM7 9AS

12 Bradford Street is a delightful Grade II listed timber framed property believed to date from the 16<sup>th</sup> century, and enjoys a favourable location on the northern side of this popular market town. The property displays many fine original period features throughout and offers versatile and characterful accommodation that is well suited to modern lifestyles.

A panelled front door opens to the charming principal reception space which is distinctly segregated into two areas by appealing open oak stud work. There is a particularly impressive inglenook fireplace with a stone hearth and an attractive log burning stove, flanked by a useful storage cupboard, and stairs rise from the corner of the sitting room to the first floor. The dining room has an appealing red brick chimney breast and a window to the front elevation whilst providing a cosy entertaining space. A ledge and pine door opens to the kitchen/breakfast room which is centrally situated within the property and offers a spacious family area and has tiled flooring throughout and handmade painted units with tiled work surfaces, a Rangemaster cooker, Belfast sink flanked by Beech work surfaces, space and plumbing for a washing machine and fridge/freezer. There is an impressive fireplace with a brick hearth with an electric effect log burner, which is flanked by a large pantry cupboard. There is appealing oak stud work to the walls and ceiling enhancing the characterful aspect of the room.

A square arch opens to the impressive garden room which has a triple aspect and a large fan light to the ceiling and tiled flooring throughout, beams to the ceiling and French doors leading to the terrace and garden. The ground floor accommodation is completed by a cloakroom with a WC and wall mounted wash hand basin, tiled flooring and the Vaillant boiler mounted to the wall.

The first-floor accommodation is equally charming with three well-proportioned double bedrooms, two to the front elevation and one to the rear overlooking the garden and town rooftops beyond. The principal bedroom has a window to the front elevation and impressive oak frame work on display and a particularly attractive red brick fireplace with arched lintel, which is flanked by a large walk-in wardrobe. A further ledge and pine door access a useful dressing room which has beams to the wall and ceiling and a window affording views across Bradford Street and a hatch to loft. The guest bedroom is also situated to the front elevation and has oak frame work on display to the walls and ceiling, with views across Bradford Street and a fully tiled shower enclosure which is also flanked by a linen store. There is also a bathroom just off the landing featuring a free standing bath.

The rear garden is a true delight and comprises expanses of neatly manicured lawn which are flanked by landscaped paving and dwarf brick walls. To the south east corner, there is a covered entertaining pergola which provides shade and the ideal family entertaining space. To the rear is a garden wall in front of which is a low maintenance shingle bed and to the south of the garden, there are a number of storage buildings. These include a delightful studio with French doors opening to the garden with light, and a substantial timber workshop which also benefits from light and power connected. There is a full width terrace immediately to the rear of the garden room which provides a perfect entertaining spot and a path leading to the side of the property to a personnel gate providing access to the street, this path is shared with the neighbour.

Agents notes:

Listed building ID: 1338267

The current vendors rent a parking space in Friars Lane for £40:00 pcm, we understand that this arrangement can be continued. The former conservatory was removed and replaced with the garden room, however we understand there is no listed building consent for this alteration.

The well-presented accommodation comprises:

Stunning period detail	En-suite shower
Beautiful reception room	Family bathroom
Impressive kitchen	Summer house & workshop
Three double bedrooms	Landscaped garden

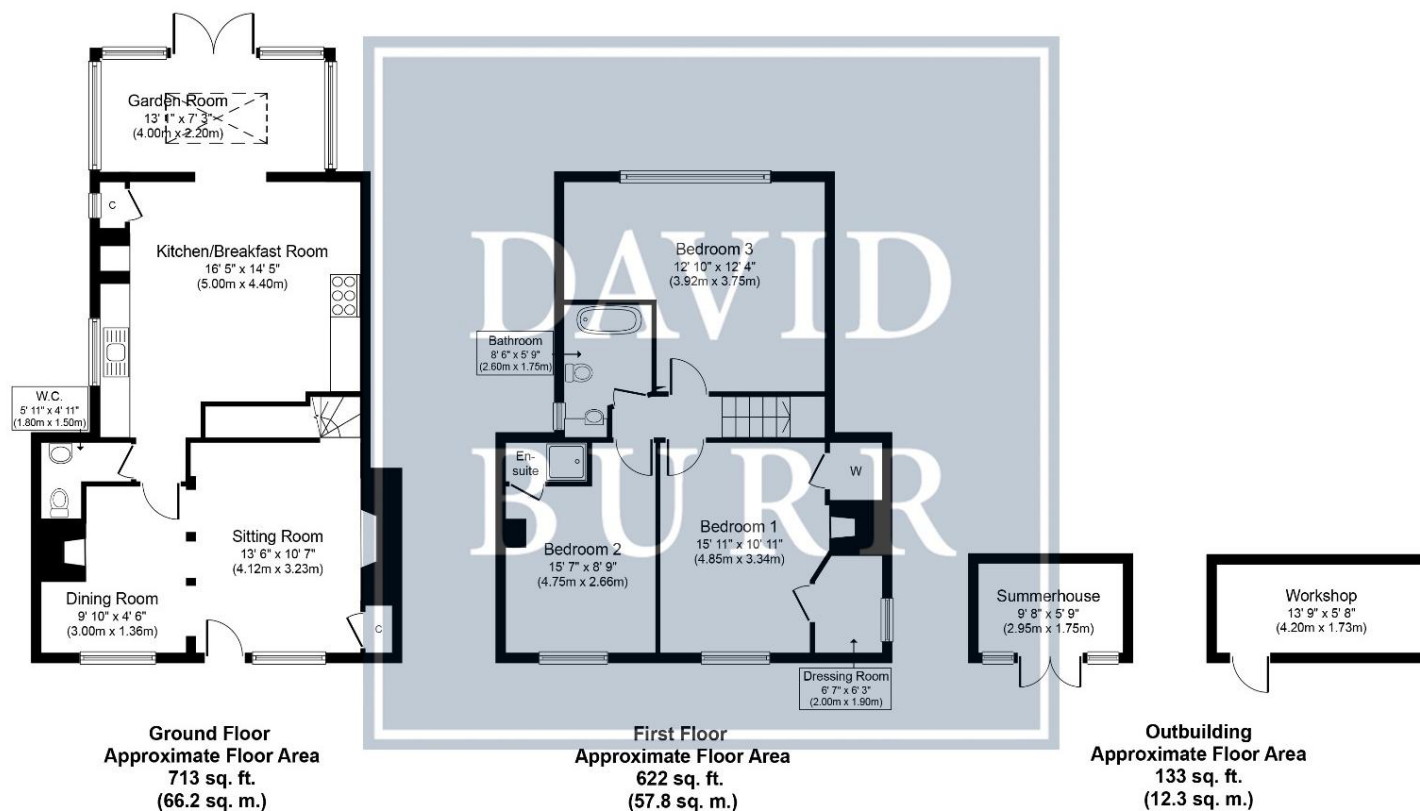
Location

The town of Braintree has many facilities and services including a mainline station to London Liverpool Street, the shopping centre of Freeport is a short drive and the A120 gives fast access to the M11 and Stansted Airport.

Access

Colchester 16 miles	Braintree – Liverpool Street 60 mins
Chelmsford 14 miles	Stansted Approx 30 mins
Bishops Stortford 21 miles	M25 J27 approx 40 mins





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Additional information

Services: Main water, electricity and drainage.

Gas fired heating to radiators. EPC rating: N/A Council tax band: D

Broadband speed: up to 1000 Mbps (Ofcom).

Mobile coverage: EE, O2 and Three – Likely. Vodafone – Limited (Ofcom).

None of the services have been tested by the agent.

Local authority: Braintree District Council (01376) 552 525.

Viewing strictly by appointment with David Burr. [DAVIDBURR.CO.UK](http://DAVIDBURR.CO.UK)

## Contact details

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