



MEACOCK & JONES

2 Bedrooms

House - Terraced

Located in Warley

£375,000



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01277 218485

12 Gresham Road Warley

Brentwood | | CM14 4HN



Set just a stones throw from Brentwood railway station, local shops and services, Meacock and Jones are delighted to offer for sale this attractive mid terrace stock brick period property set behind a white picket fence, with many original features throughout.

The accommodation is entered via a modern composite front door leading into a porch, a convenient area to drop off your coats and shoes, before heading into the lounge. This is a nicely presented room with central gas stone feature fireplace, sash style window to front, and plenty of space to arrange your sofas and chairs. A panelled door leads through into the sitting/dining room, also with feature fireplace with cast stone insert and wood mantel, and a sash style window offering views over the garden. Stairs rise up from here to the first floor with convenient storage cupboard underneath. A door leads into the kitchen which is fully fitted with wooden storage units at base and eye level, contrasting laminate work tops, tiled floor, integrated oven, hob and freezer, plus space for other appliances, with a door and window overlooking and leading to the garden. Set beyond the kitchen is a very nicely presented modern tiled shower room with walk in shower cubicle, sink, two towel rails, and door to the separate wc.

Heading upstairs, bedroom one is set at the front of the house with a sash style window, whilst bedroom two is at the rear overlooking the garden with a sash style window, plus a storage cupboard housing the Vaillant boiler.

Externally the garden commences with a good sized patio area leading to the remainder which measures approximately 75' and is mostly laid to lawn with mature tree and additional hard standing area at the end of the garden to enjoy the evening sun. There is permit parking available in the road outside at the front. Brentwoods busy high street, with its excellent options for shopping and socialising is less than half a mile away, and the area benefits from many excellent schools.

12 Gresham Road

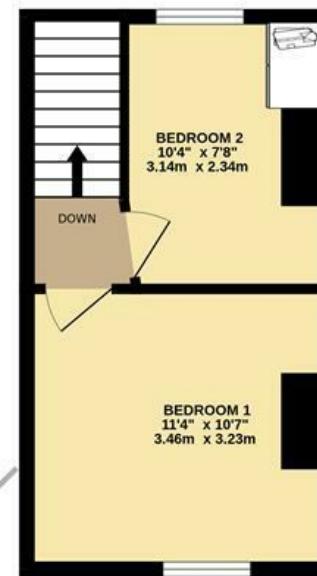
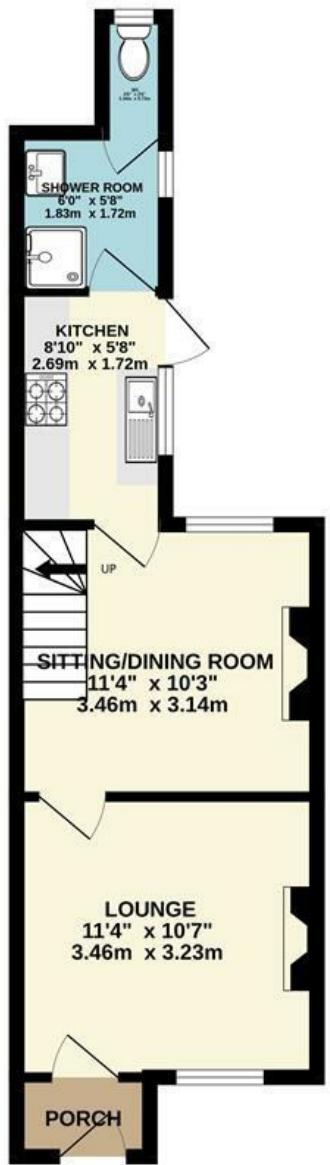
£375,000 Freehold

- ATTRACTIVE PERIOD COTTAGE
- GROUND FLOOR SHOWER ROOM
- PERMIT PARKING
- LESS THAN 0.5 MILE TO BRENTWOOD HIGH STREET
- TWO BEDROOMS
- TWO RECEPTION ROOMS
- 0.2 MILES TO BRENTWOOD STATION
- EXCELLENT SCHOOLS NEARBY



GROUND FLOOR
338 sq.ft. (31.4 sq.m.) approx.

1ST FLOOR
226 sq.ft. (21.0 sq.m.) approx.



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TOTAL FLOOR AREA: 564 sq.ft. (52.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Accommodation comprises:

Porch

5' x 3'

Lounge

11'4 x 10'7

Sitting/Dining Room

11'4 x 10'3

Kitchen

8'10 x 5'8

Shower Room

6' x 5'8

Separate wc

4'5 x 2'5

First Floor

Bedroom One

11'4 x 10'7

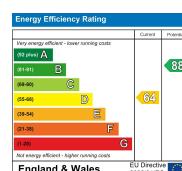
Bedroom Two

10'4 x 7'8

Council Tax Band: C

Local Authority:

Whilst care has been exercised in the preparation of these particulars, statements about the property must not be relied upon as representations or statements of fact. Prospective purchasers must make and rely upon their own enquiries and those of their professional representatives. All measurements, areas and distances given are approximate. We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order. Any fixtures or fittings detailed in these particulars are not necessarily included in the sale price and Meacock & Jones and their staff accept no liability for any errors contained



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