



48 COLDNAILHURST AVENUE, BRAINTREE CM7

£1,400 PER MONTH

2 Bedrooms | 1 Bathrooms | 1 Reception

** EXTENDED GROUND FLOOR LIVING ** Situated within walking distance of the town centre and offering larger than average ground floor living space, available from 1st JULY is this well presented TWO bedroom property offering a generous driveway to the front with parking for two vehicles, together with a spacious rear garden overlooking nearby playing fields. Available from 1st July, early viewing is highly advised in order to avoid disappointment.



GROUND FLOOR

Entrance Hall

Laminate flooring, stairs to first floor, doors to

Living Room 19'5" x 11'1" (5.92 x 3.40)

Carpet flooring, radiator, opening to;

Dining Room 11'1" x 6'10" (3.39 x 2.10)

Laminate flooring, radiator, door to rear

Kitchen 11'1" x 7'7" (3.38 x 2.33)

Wall and base units, window to rear aspect, tiled flooring, spaces for oven, washing machine, dishwasher and fridge-freezer

FIRST FLOOR

Landing

Doors to;

Bedroom One 14'0" x 9'1" (4.29 x 2.79)

Carpet flooring, radiator, storage cupboard

Bedroom Two 10'11" x 10'2" (3.35 x 3.11)

Carpet flooring, radiator

Bathroom

Shower over bath, WC, pedestal hand wash basin, radiator, fully tiled

EXTERIOR

Front

Block paved driveway for 2 x vehicles. Side access to rear garden

Rear Garden

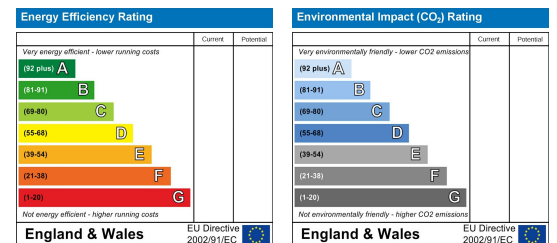
Raised decking area, garden to lawn, outbuilding.

Area Map



Floor Plans

Energy Efficiency Graph



Branocs endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



Phone: 01376 386555
Email: info@branocsestates.co.uk
Website: www.branocsestates.co.uk

Phoenix House 5 New Street
Braintree
Essex
CM7 1ER

