



## 48 COLDNAILHURST AVENUE, BRAINTREE CM7

£1,350 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

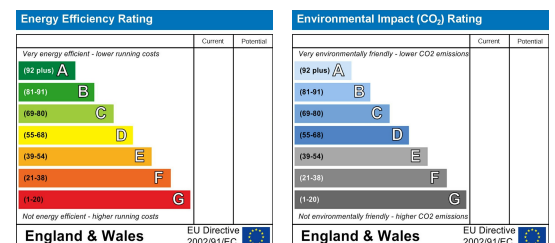
Raised decking area, garden to lawn, outbuilding.

## 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

