



43 COGGESHALL ROAD, BRAINTREE CM7

OFFERS IN EXCESS OF £300,000

3 Bedrooms | 1 Bathrooms | 2 Receptions

**** SUPERB LOCATION! CLOSE TO TOWN & STATION **** Welcome to this charming terraced house presented in EXCELLENT DECORATIVE ORDER located on Coggeshall Road, in the heart of Braintree town centre. This property boasts a two reception rooms, three bedrooms, and a well-maintained bathroom, with a peaceful landscaped rear garden.

One of the standout features of this lovely home is the character fireplaces that can be found throughout, adding a touch of traditional elegance to the modern living space. The property is tastefully decorated and well presented, making it easy for you to envisage yourself living here comfortably.

Step outside into the large rear garden, a rare find in town centre properties, offering you a private outdoor space to relax, entertain, or indulge your green thumb. Additionally, the convenience of having a driveway ensures that parking will never be a hassle for you or your guests.



Lounge 16'6" x 9'10" (5.03 x 3.02)

Laminate flooring, double glazed bay window to front, feature fireplace, radiator, stairs rising to first floor.

Dining Room 12'10" x 9'10" (3.92 x 3.02)

Laminate flooring, feature fireplace, radiator, built in cupboard, double glazed window to rear, opening to ;

Kitchen 15'10" x 7'9" (4.84 x 2.37)

Laminate flooring, wall & base shaker style units with edged work surfaces, sink with central mixer tap, integral oven & hob with extractor over, integral under counter fridge, freezer & washing machine, space for dishwasher, radiator, double glazed windows to side and rear.

First Floor

Landing

Carpet flooring, storage cupboard with easy access to fully boarded loft, doors to;

Bedroom One 10'9" x 10'4" (3.30 x 3.17)

Carpet flooring, radiator, double glazed window to rear, door to bedroom three.

Bedroom Two 10'6" x 8'0" (3.21 x 2.46)

Laminate flooring, feature fireplace, radiator, double glazed window to front.

Bedroom Three 8'7" x 7'7" (2.63 x 2.32)

Carpet flooring, radiator, feature fireplace, double glazed window to rear.

Bathroom

Tiled flooring, bath with shower over, hand wash basin, WC, obscure double glazed window to front, heated towel rail.

Exterior

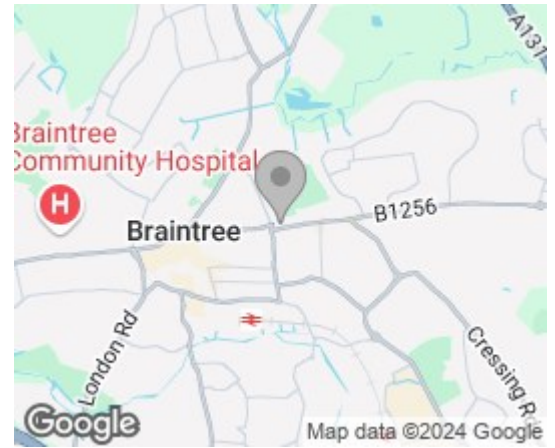
Front Of Property

Driveway parking for two vehicles.

Garden

Commencing with paved patio area leading to lawn garden, decking area to rear with shed. Side access gate.

Area Map

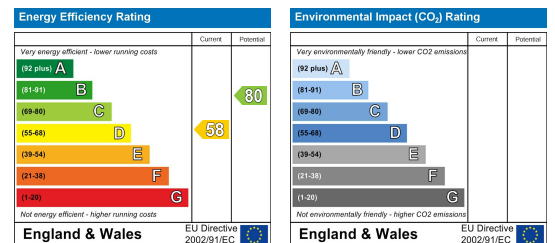


Floor Plans



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This floor plan is not to scale and is for illustrative purposes only. We make no guarantee, warranty or representation as to its accuracy and completeness.

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

