



**SCOTT  
MADDISON**



## 90 Church Street

Bocking Braintree CM7 5JY

Asking Price £259,950

Freehold





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## KITCHEN

12'3" x 8'4" (3.73m x 2.54m)

Attractive wooden stable door with UPVC double glazed window adjacent to KITCHEN-DINER, a beautifully appointed bespoke custom kitchen comprising single drainer sink unit with mixer tap, granite worktop surface to one side, integrated washing machine under. Integrated fridge freezer. Freestanding five ring gas cook arrange with electric oven under, extractor fan over. Underfloor heating. Turning stairs rise to the first floor landing with worktop and cupboard under. Mobile butchers block breakfast/dining table, with two stools.

## SITTING ROOM

12'3" x 12'1" (3.73m x 3.68m)

Inset electric fire with oak beam above, UPVC double glazed window to front radiator.

## LANDING

Access to the loft space which we understand is insulated. Part boarded. Housing the gas fired boiler. fitted light.

## BEDROOM ONE

10' x 9'6" (3.05m x 2.90m)

UPVC double glazed window to front aspect radiator, built in shelving

## BEDROOM TWO

8'5" x 6'5" (2.57m x 1.96m)

UPVC double glazed window to front aspect radiator, two double built in wardrobe cupboards with wooden latch doors. airing cupboard

## BATHROOM

Beautifully appointed white suite, walk in double shower cubicle with glass door, rain shower head and second option available, low level WC circular wash hand basin. Mostly tiled walls. Radiator. Extractor. UPVC double glazed window two side aspect.

## OUTSIDE

The cottage enjoys use of a mature shared garden almost adjacent (shared with three other neighbouring residents). Mature flower and shrub display borders, enjoying good seclusion.

## SERVICES

We understand that mains, gas, water and electricity are connected to the property.

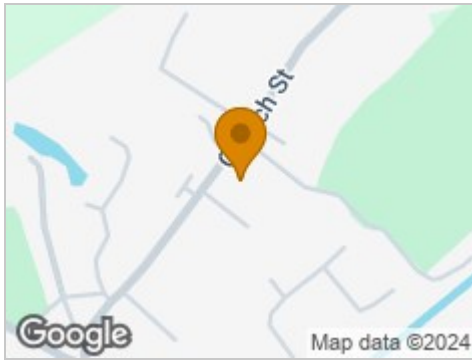
Council Tax Band B.







## Road Map



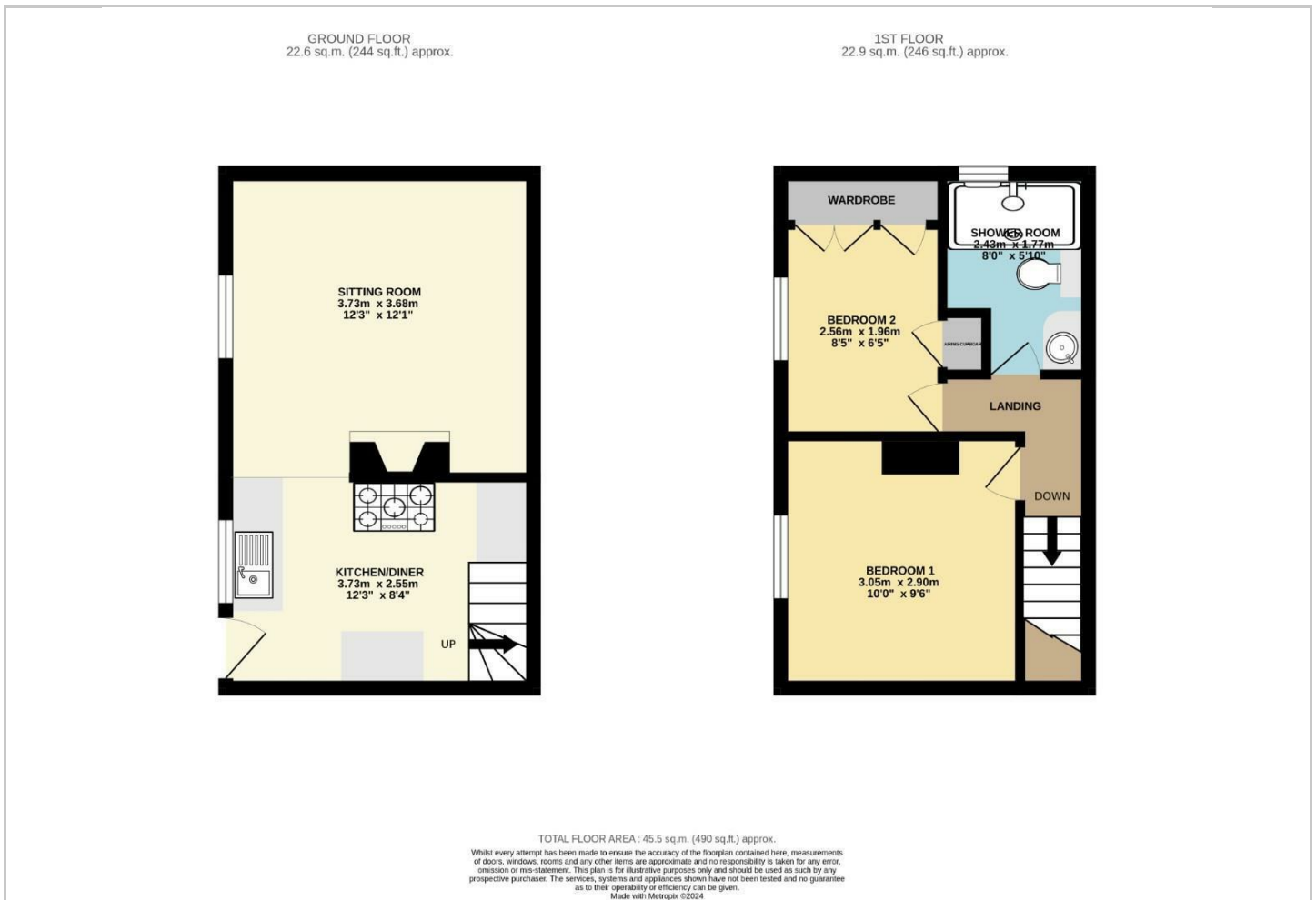
## Hybrid Map



## Terrain Map



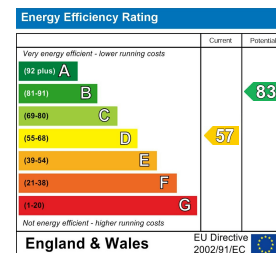
## Floor Plan



## Viewing

Please contact our Scott Maddison Halstead Office on 01787 479988 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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