



Collingwood Close, Braintree

Guide Price £325,000



- Well presented throughout
- Cul-de-sac position
- Stunning views over Bocking Blackwater
- Approximately 1 mile to Braintree railway station
- Ideal location for shops and schools
- Popular Fairview location
- Huge potential to extend
- Lovely size lounge/diner and conservatory
- Three well proportioned bedrooms and family bathroom
- Rear garden and driveway parking



**Well presented three bedroom semi detached family home, found on sought after Fairview estate. The property offers huge potential to extend stpc. Found within a cul-de-sac location, approximately 1 mile to Braintree railway station. Ideal location for local shops and popular schools. Accommodation boasts entrance porch, lovely size open plan lounge/diner, kitchen, conservatory and ground floor cloakroom. First floor is home to three well proportioned bedrooms and family bathroom. Nice size rear garden with stunning views over Bocking Blackwater to side aspect and driveway parking and to front.
GUIDE PRICE £325,000 - £350,000**

Enter the property via porch to front aspect.

Lovely size lounge 15'8 x 14'7 bow double glazed window to front. Stairs lead to first floor landing. Storage cupboard. Smooth to coved ceiling. Wooden style flooring flows into dining area.

Dining area 9'5 x 6'8

Open plan kitchen 8'7 x 8'4 gives access to rear garden. Range of wall and base mounted units with matching storage drawers. Tiling to splash backs. Gas hob, oven, space for other appliances. Tiled flooring. Double glazed window.

Conservatory 14'7 x 6'3 overlooks and gives access to rear garden. Fanlight double glazed windows. Access is given to ground floor cloakroom/wc. Wooden style flooring.

First floor landing is home to three well proportioned bedrooms and family bathroom.

Main bedroom 12'1 x 8'5 double glazed window to front.

Bedroom two 11'3 x 9'3 double glazed window to rear.

Bedroom three 9'5 x 7'11 double glazed window to front.

Family bathroom comprises white panel bath fitted with shower and glass splash screen door. Vanity wash hand basin and low level wc. Tiling to walls. Obscure double glazed window.

Externally the property has a good size rear garden allowing huge potential to extend (stpc). Commencing with decked seating, shed has power connected. Remaining garden is lawned.

Driveway parking to front.

Council Tax Band: C

Local Authority: Braintree

Disclaimer: Council Tax is given as a guide only and should be checked and confirmed before exchange of contracts.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. All verification of property details should be made by your legal representative for the purchase of the property to ensure that all information including but not limited to; Tenure, lease information, parking facilities, planning permission, and building regulations is accurate and correct.

The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only and are not precise.

Floorplans where included may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.



Local Life

Braintree is a town and former civil parish in Essex. The principal settlement of Braintree District, it is located 10 miles northeast of Chelmsford and 15 mi west of Colchester. Braintree has a lovely Town Centre offering an array of shops, pubs and restaurants. Railway station and easy access to A120 road links. Nearby popular Freeport Designer Village.



