

oakheart

£450,000

Asking Price

Courtauld Road, Braintree





\*\*\* NO ONWARD CHAIN \*\*\*

Located on the highly sought-after Courtauld Road in Braintree, this four-bedroom semi-detached Period Home presents a superb opportunity for those looking to create a stunning new home. Situated just minutes from the vibrant Town Centre and Station, this property is perfectly positioned for convenience and accessibility. The area boasts a range of local amenities, including a variety of shops, excellent schools, and excellent transport links, making it an ideal location for families and commuters alike.

In need of full modernisation, this property offers a blank canvas for potential buyers to transform it into their dream home. The interior features all double-sized bedrooms, each benefiting from large windows that flood the rooms with natural light. The spacious reception room boasts an original brick surround fireplace and a bay window with two sets of double windows, creating a bright and inviting space. The grand entrance leads into a spacious hallway with a period-style staircase, adding to the property's charm.

The dining room is partially open-plan to the kitchen, providing an excellent opportunity to create a great day room with immediate

access to the patio and garden. The kitchen also leads to a garage/workshop at the rear, which could be extended or converted into a summer room, offering endless possibilities for renovation. The property includes four bedrooms, with three located upstairs and one on the ground floor, along with high ceilings and large windows throughout.

Upon ascending to the first floor, a long landing provides access to the remaining bedrooms, family bathroom, and extensive loft area, offering further potential for expansion (subject to planning permission).



















**Local Authority:**  
Braintree

**Tenure:**  
Freehold

**Council Tax Band:**  
E

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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