

for sale

offers in excess of **£200,000**



Kingsmead Coggeshall Road Braintree CM7 9DW

A detached park home catering for the over 50;'s demographic, this property offers the perfect blend of comfort and convenience.

This home benefits from No Onward Chain.



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Entrance Porch

7' 3" x 4' 3" (2.21m x 1.30m)

Radiator

Living Room

14' 9" x 12' 2" (4.50m x 3.71m)

Double glazed bay window to the front aspect, double glazed windows to the front and rear aspect, feature electric fireplace, radiator.

Kitchen/dining Room

19' 3" x 11' 2" (5.87m x 3.40m)

Inset stainless steel sink unit one and a half bowl with left hand drainer with cupboard under, working surfaces to the side with a matching range of wall mounted units with further drawers and cupboards under, built in oven, microwave, hob and extractor fan,

integrated fridge-freezer, dishwasher and washing machine. Double glazed window to the front and rear aspect, radiator.

Study

5' 3" x 4' 1" (1.60m x 1.24m)

Double glazed window to the side aspect, radiator.

Inner Lobby

Loft access, radiator, storage cupboard.

Bedroom One

12' x 7' 5" (3.66m x 2.26m)

Double glazed bay window to the front aspect, radiator, built in mirror fronted wardrobes.



En-Suite Shower Room

Low level WC, vanity hand wash basin with cupboard under, walk in double shower cubicle, fitted shelving unit, radiator, downlighters, double glazed window to the front aspect.

Bedroom Two

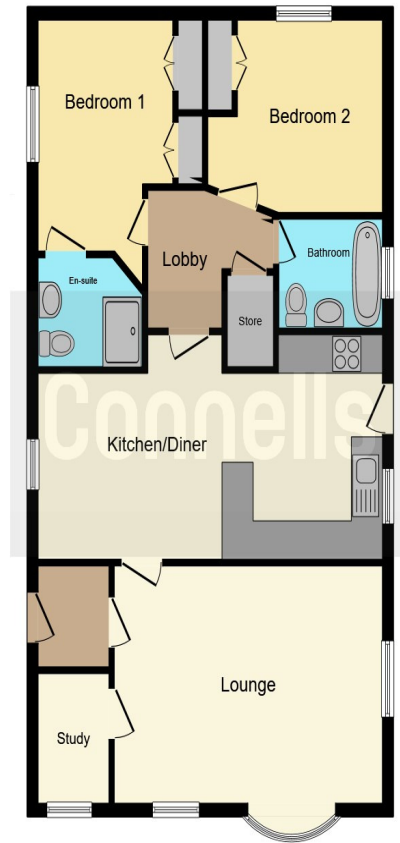
10' x 9' 4" (3.05m x 2.84m)

Double glazed window to the rear aspect, radiator, built in fitted wardrobes

Bathroom

Low level WC, vanity hand wash basin with cupboard under, paneled bath with shower unit above, radiator, double glazed window to the rear aspect.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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17 Great Square
 BRAINTREE CM7 1TX

Property Ref: BRT307943 - 0002

Tenure:

EPC Rating: Exempt

view this property online connells.co.uk/Property/BRT307943

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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