

for sale

guide price **£300,000**



Coldnailhurst Avenue Braintree CM7 5QA

****Guide Price £300,000-£325,000****

Brand new to market is this three bedroom semi-detached house which is the perfect family home, offering ample space and comfort.

This home is being sold with No Onward

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Entrance Hall

Stairs leading to the first floor, radiator, under stair storage.

Living Room

15' x 11' 4" (4.57m x 3.45m)
Double glazed window to the rear aspect, radiator, electric fireplace

Dining Room

11' 1" x 9' 5" (3.38m x 2.87m)
Double glazed window to the rear, radiator.

Kitchen

10' 4" x 9' 5" (3.15m x 2.87m)
Inset 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 double oven, hob and extractor fan, integrated fridge, space for washing machine, radiator, double glazed window to the front aspect.

Porch

19' 3" x 12' 7" (5.87m x 3.84m)
Two brick built storage units, double glazed window to the rear and side aspect, door to the rear aspect,

First Floor Landing

Double glazed window to the front aspect, loft access.

Bedroom One



14' 4" x 11' 8" (4.37m x 3.56m)

Double glazed window to the rear aspect, built in sliding door wardrobe, storage cupboard, radiator.

of the property.

Bedroom Two

13' 4" x 8' 5" (4.06m x 2.57m)

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

Bedroom Three

8' 8" x 8' 5" (2.64m x 2.57m)

Double glazed window to the front aspect, storage cupboard, radiator.

Family Bathroom

Vanity hand wash basin with cupboard under, paneled bath with shower unit above, radiator, double glazed window to the side aspect.

Seperate Wc

Low level WC, double glazed window to the side aspect.

Rear Garden

Rear garden is laid to lawn with the remainder being paved, shed to remain, gate to the rear.

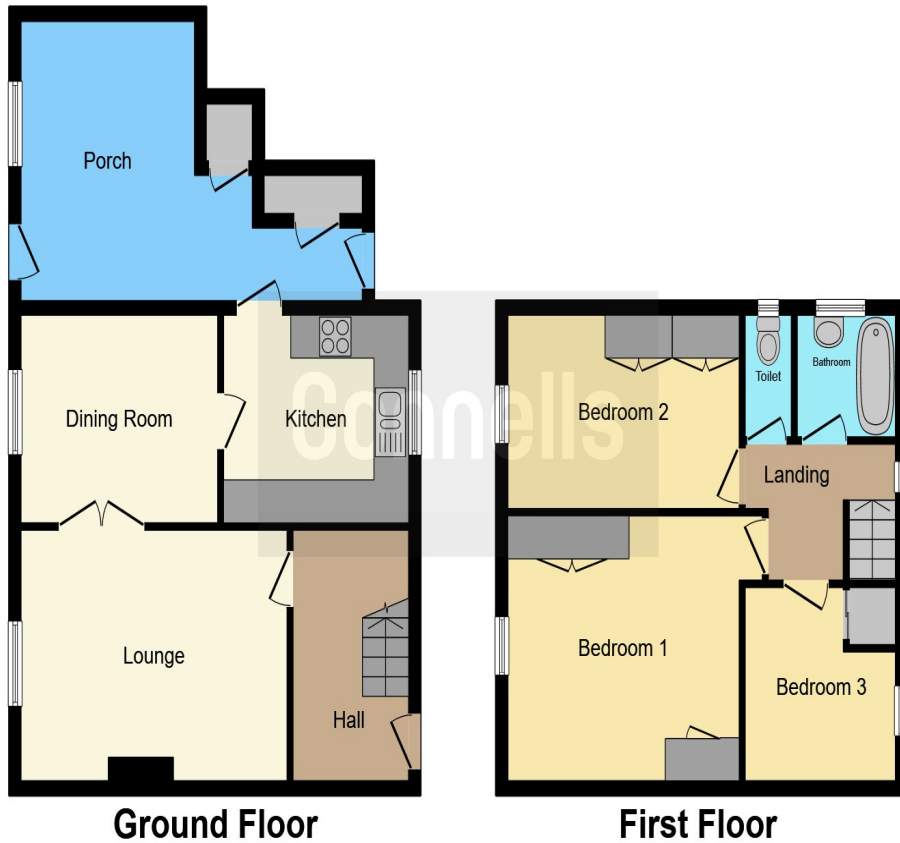
Loft Space

Fully boarded, light and ladder

Parking

This home benefits from a double garage with boarded loft space and electric roller doors, a single garage and parking in front of the garages. Additional on street parking is available to the front





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

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Property Ref: BRT307956 - 0004

Tenure: Freehold

EPC Rating: D

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