

for sale

guide price **£350,000**



Coldnailhurst Avenue Braintree CM7 5PZ

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 Chain, making it an ideal opportunity for a smooth and hassle-free purchase.



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Entrance Hall

Stairs leading to the first floor

Living Room

14' 4" x 10' 6" (4.37m x 3.20m)

Double glazed window to the front aspect, open fire place, radiator.

Kitchen

13' 6" x 9' 2" (4.11m x 2.79m)

Inset stainless steel sink unit 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, integrated dishwasher, space for washing machine and fridge, space of cooker, double glazed window and door to the side

aspect, double glazed window to the rear aspect, open access to the dining room.

Dining Room

11' 1" x 10' 9" (3.38m x 3.28m)

Double glazed french doors to the rear aspect, storage cupboard, radiator.

First Floor Landing

Loft access

Inner Lobby

10' 3" x 7' 1" (3.12m x 2.16m)

Two brick built storage units



Bedroom One

14' 5" x 10' 1" (4.39m x 3.07m)

Double glazed window to the front aspect, radiator

Bedroom Two

14' 6" max x 11' 1" (4.42m max x 3.38m)

Double glazed window to the rear aspect, radiator.

Bedroom Three

9' 4" x 7' 6" (2.84m x 2.29m)

Double glazed window to the front aspect, radiator.

Family Bathroom

Enclosed WC and hand wash basin, paneled bath with shower unit above, heated towel rail, double glazed window to the side and rear aspect.

Rear Garden

Paved patio area with the remainder of the garden laid to lawn, pond.



To view this property please contact Connells on

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17 Great Square
BRAINTREE CM7 1TX

Property Ref: BRT308280 - 0002

Tenure: Freehold

EPC Rating: C

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