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Connells

guide price **£350,000**

for sale



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" ($4.39m \times 3.07m$) 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

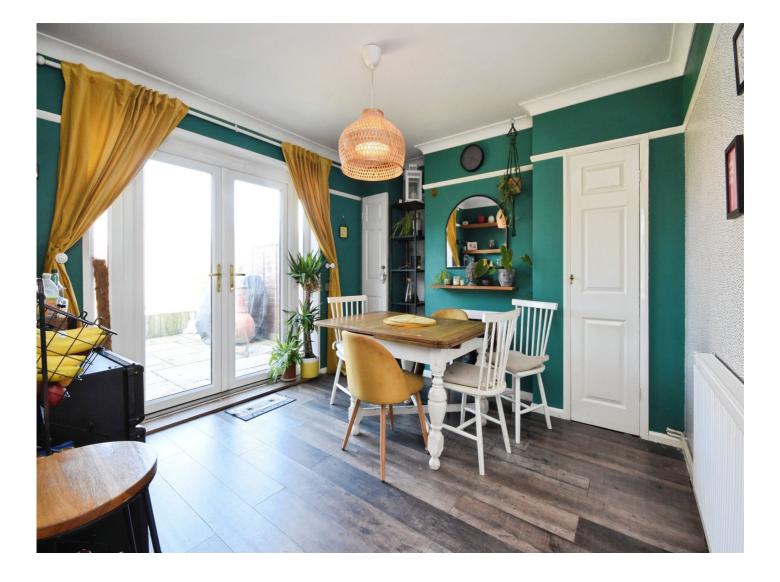
9' 4" x 7' 6" (2.84m x 2.29m) Double glazed window to the front aspect, radiator.

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

view this property online connells.co.uk/Property/BRT308280



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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