

Le-Vak, Bridge Hall Road, Bradwell CM77 8EA



## welcome to

# Le-Vak, Bridge Hall Road, Bradwell

Semi detached family home located in the village of Bradwell.Three bedrooms (two double). Lounge, dining room and kitchen. First floor bathroom. Large enclosed rear garden and ample off road parking.

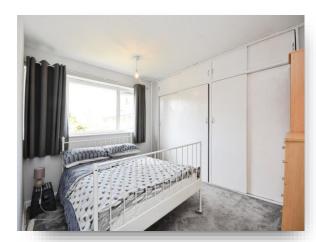












#### Location

Bradwell is located on the River Blackwater approximately three miles east of Braintree and twelve miles north east from the county town of Chelmsford and is located off the A120. Nearby is the Caesars at the Dolphin public house and restaurant. Numerous countryside walks and good commuter links.

## Lounge

13' x 11' 1" (3.96m x 3.38m)

Double glazed window to front. Radiator.

## **Dining Room**

11' x 10' 7" ( 3.35m x 3.23m ) Double glazed window to rear and radiator.

#### Kitchen

10' 8" x 7' 10" ( 3.25m x 2.39m )

Double glazed window to rear. Fitted kitchen with a range of wall and base units with worksurfaces incorporating sink and drainer. Oven and washing machine. Boiler.

#### **First Floor**

## Landing

With doors to :-

### **Bedroom One**

11' 1" x 10' 10" (  $3.38m\ x\ 3.30m$  )

Double glazed window to front. Built in wardrobes and radiator.

## **Bedroom Two**

12' 4" x 10' 8" ( 3.76m x 3.25m )

Double glazed window to rear. Built in wardrobes and radiator.

## **Bedroom Three**

8' 3" x 7' 9" (  $2.51m \times 2.36m$  )

Double glazed window to front and radiator.

#### **Bathroom**

Double glazed window. Bath with shower over, wash hand basin, w.c and radiator.

#### Exterior

## Front

Driveway to front offering off road parking.

## Garage

#### **Rear Garden**

## **Agents Note**

Share access to driveway. (Right of Way).





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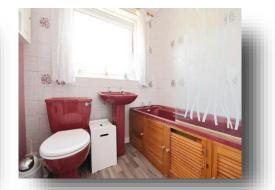
- Semi detached
- Three bedrooms
- Lounge
- Dining room
- Bathroom

Tenure: Freehold EPC Rating: D

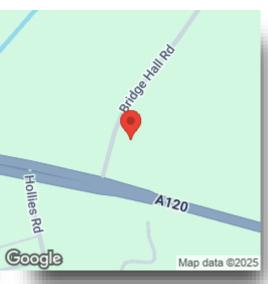
Council Tax Band: C

# £325,000









Please note the marker reflects the postcode not the actual property

## view this property online williamhbrown.co.uk/Property/CGS105535



Property Ref: CGS105535 - 0002 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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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