



**Coggeshall Road, BRAINTREE, CM7 9EL**



**welcome to**

**Coggeshall Road, BRAINTREE**

\*\* GUIDE PRICE £160,000 - £170,000 \*\* William H Brown are pleased to offer this one bedroom first floor maisonette situated within walking to Braintree Town Centre and Braintree Mainline Railway Station.



**Hallway**

Airing cupboard. Doors leading to

**Kitchen**

11' 1" x 7' 5" ( 3.38m x 2.26m )

Double glazed window to rear aspect. Double glazed Velux window. Range of base and eye level units with work surface over incorporating a stainless steel sink drainer with hot and cold mixer tap. Integrated oven with four ring electric hob and overhead extractor fan. Plumbing and space for washing machine. Integrated fridge and freezer.

**Lounge**

14' 2" x 9' 5" ( 4.32m x 2.87m )

Double glazed window to rear aspect. Electric oil filled radiator. Carpets. Pendant lighting.

**Bedroom**

8' 5" x 12' 8" ( 2.57m x 3.86m )

Double glazed window to front aspect. Electric oil filled heater. Carpets. Pendant lighting.

**Bathroom**

Obscure double glazed window to front aspect. Side panel bath with plumbing in shower. Low level WC. Pedestal hand wash basin. Heated towel rail.

**Exterior**

Driveway providing off street parking. Own rear garden.



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## Coggeshall Road, BRAINTREE

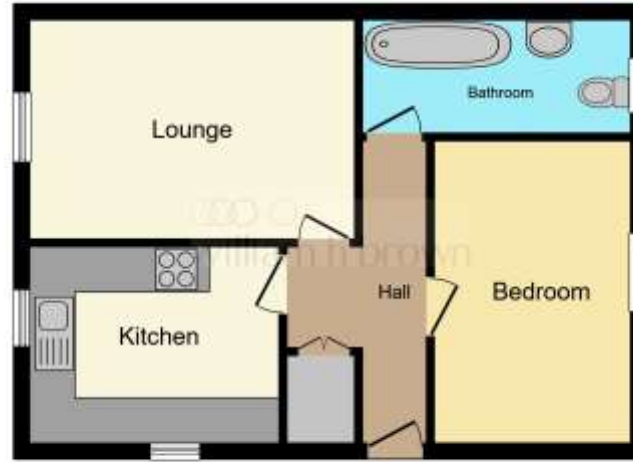
- One Bedroom First Floor Maisonette
- Double Glazing
- Off Street Parking to Front
- Own Rear Garden
- Within Walking Distance to Town Centre & Railway Station

Tenure: Leasehold EPC Rating: Awaiting

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

**£160,000 - £170,000**



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 alterations 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. Powered by www.floorplan.com



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BTR108856 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, 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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