



Coggeshall Road, Braintree, CM7 9EF

welcome to

Coggeshall Road, Braintree

William H Brown are pleased to offer the spacious newly refurbished throughout three bedroom semi-detached family home situated within walking distance to Braintree Town Centre and Railway Station.



Hall

Radiator. Stairs to first floor.

Ground Floor Wc

Obscure double glazed window to side aspect. Low level WC. Pedestal hand wash basin. Radiator.

Lounge

9' 8" into bay x 13' 9" (2.95m into bay x 4.19m)

Double glazed bay window to front aspect. Radiator.

Dining Room

15' 7" max x 11' 3" (4.75m max x 3.43m)

Double glazed window to side and rear aspect.

Radiator. Feature fireplace (not tested)

Kitchen

14' 6" x 7' 9" (4.42m x 2.36m)

Double glazed window to side and rear aspect.

Double glazed door to rear garden. Range of base and eye level units with work surface over incorporating a one and a half stainless steel sink drainer with hot and cold mixer taps. Integrated oven. Four ring electric hob with overhead extractor fan. Space for fridge and freezer.

First Floor Accommodation

Landing

Double glazed window to side aspect. Loft access.

Bedroom One

9' 9" x 12' 5" (2.97m x 3.78m)

Double glazed window to front aspect. Radiator.

Bedroom Two

11' 4" x 7' 7" (3.45m x 2.31m)

Double glazed window to rear aspect. Radiator. Built in quadruple wardrobes.

Bedroom Three

5' 9" x 8' 3" (1.75m x 2.51m)

Double glazed window to rear aspect. Radiator.

Bathroom

Obscure double glazed window to rear aspect. Panel enclosed bath with plumbed in shower above.

Pedestal hand wash basin. Low level WC. Heated towel rail. Extractor fan.

Brick Built Workshop

15' 2" x 6' 9" (4.62m x 2.06m)

Power and lighting.

Garage

Double garage with up and over doors.

Garden

Large patio area. Further area with astro turf. Side gate to front. Enclosed by panel fencing.



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welcome to

Coggeshall Road, Braintree

- Three Bedroom Semi-Detached House
- Newly Refurbished Throughout
- Double Garage
- Double Glazing
- Gas Central Heating

Tenure: Freehold EPC Rating: E

guide price

£350,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), drawings 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.foolagent.com



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Property Ref:
BTR109095 - 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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