

Coronation Avenue, Braintree, CM7 1EZ



welcome to

Coronation Avenue, Braintree

Step into the perfect blend of comfort and convenience with this stunning three-bedroom home, proudly presented by William H Brown. A short stroll from Braintree Town Centre and Railway Station, this property offers seamless access to local amenities while ensuring easy connectivity via the A120.

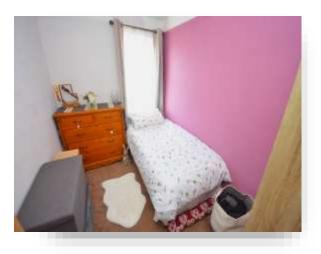












Hallway

Stairs to first floor. Under stairs cupboard. Radiator.

Lounge

11' 6" x 11' 2" ($3.51m \times 3.40m$) Window to front aspect secondary double glazing. Feature fireplace with electric fire.

Dining Room

9' x 13[°]6" (2.74m x 4.11m) UPVC double glazed window to rear aspect. Storage cupboard. Feature fireplace. Radiator.

Kitchen

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

UPVC double glazed window to rear aspect. UPVC double glazed door to rear garden. Range of matching base and eye level units with work surface over incorporating a ceramic butler sink. Plumbing for dishwasher. Cupboard housing Worcester Boiler powered with Hive heating system.

Landing

Loft access.

Bedroom One

11' 5" x 11' 9" (3.48m x 3.58m) Window to front aspect. Feature fireplace (not working). Radiator.

Bedroom Two

13' 6" x 9' 10" (4.11m x 3.00m) UPVC double glazed window to rear aspect. Big radiator.

Bedroom Three

10' 2" x 7' (3.10m x 2.13m) UPVC double glazed window to rear aspect. Radiator.

Bathroom

UPVC double glazed window to rear aspect. Free standing bath with hot and cold mixer / shower attachment. Pedestal hand wash basin, Low level WC. Heated towel rail.

Garden

Low maintenance rear garden with decking and artificial lawn. Enclosed by panel fencing.

Parking

Permit parking.





welcome to

Coronation Avenue, Braintree

- Three Bedroom Family Home
- Walking Distance to Town Centre
- Gas Central Heating
- Permit Parking

offers over

£290,000

• Low Maintenance Rear Garden

Tenure: Freehold EPC Rating: E Council Tax Band: B

 Dining Room
 Bedroom 2

 Lounge
 Hall

 Ground Floor
 First Floor

This floor pien is for illustrative purposes only. It is not drawn to some. Any measurements, foor areas (including any total foor areas), openings and orientation are approximate. No fability are guaranteed, they cannot be related upon for any purpose and they do not form part of any agreement. No fability is taken for any error, orienton or meastatement. A perty must relay upon the one integration is presented upon to an encoder upon the one integration is interested by www.foorigent.com







Please note the marker reflects the postcode not the actual property



Property Ref: BTR109326 - 0006 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.

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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