



Kingsmead, Coggeshall Road, Braintree, CM7 9DW

welcome to

Kingsmead, Coggeshall Road, Braintree

**** NO ONWARD CHAIN - GUIDE PRICE £160,000 - £170,000 **** William H Brown are pleased to offer for sale this immaculate one double bedroom as new Park Home situated on the Kingsmead Park Development for over 50s with excellent access to local amenities, bus stop and easy reach of the A120.



Hallway

Radiator. Cupboard housing boiler. Doors leading to

Lounge / Diner / Kitchen

13' 1" x 13' (3.99m x 3.96m)

Double glazed window to front and side aspect. Radiator. Range of matching base and eye level units with work surface over incorporating a stainless steel sink drainer with hot and cold mixer tap. Integrated fridge freezer, oven, gas hob and washing machine.

Bedroom

11' 5" x 7' 8" + recess (3.48m x 2.34m + recess)

Double glazed window to side aspect. Radiator. Built in Quadruple wardrobes.

Bathroom

Obscure double glazed window to side aspect. Pane enclosed bath with plumbed in overhead shower. Low level WC. Vanity hand wash basin. Heated towel rail.

Exterior

Ample parking to the side and small paved patio / garden area with secure metal storage shed.

Agent Note

There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home and we recommend taking advice from a solicitor or another professional - independent from the seller or site owner – when buying a home.). Sites often have requirements specific to the purchase of a property and to 'the site' in general, which could include paying the site owners commission. Intending purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home.



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Kingsmead Coggeshall Road, Braintree

- No Onward Chain
- Stamp Duty Exempt
- One Bedroom Park Home
- Easy Access to Local Amenities
- Small Paved Garden / Patio Area

Tenure: EPC Rating: Exempt

Council Tax Band: A

We are currently awaiting Tenure details. 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



Please note the marker reflects the postcode not the actual property

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Property Ref:
BTR109429 - 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.



william h brown



01376 320018



braintree@williamhbrown.co.uk



51-53 High Street, BRAINTREE, Essex, CM7 1JX



williamhbrown.co.uk