



7 Mill View Coggeshall Road, Bradwell, Braintree, Essex, CM77 8EF

£285,000

- No Chain
- Some refurbishment required
- Three reception rooms
- Countryside views to rear
- Electric heating
- Off road parking for approx 5 car

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Philip James Estates are pleased to offer this three bedroom semi detached house in need of some updating, the property consists of kitchen, three reception rooms and downstairs bathroom. To the first floor there are three bedroom, electric heating, double glazed. Large rear garden overlooking countryside, parking on driveway for approx 5 cars. Call now to arrange a viewing.



Council Tax Band: C



Entrance

Composite front door to :-

Breakfast Room

11'9" x 8'2"

Double glazed window to front aspect, tiled floor , open to :-

Kitchen

11'9" x 11'1"

Double glazed window to side aspect, range of base and eye level unit, single sinker with drainer and mixer tap set. Electric hob and oven, breakfast bar, tiled floor, stairs to first floor, doors to :-

Dining room

15'1" x 11'1"

Double glazed windows to front and rear aspects, storage heater.

Inner Lobby

9'2" x 7'5"

Double glazed door to side aspect, doors to :-

Ground Floor Bathroom

6'6" x 6'4"

Low level WC, wash hand basin, panel bath with mixer tap set, heated towel rail, part tiled walls to compliment

Lounge

17'5" x 13'9"

Double glazed windows to side aspects, Double glazed French doors to rear garden, storage heater.

Stairs and Landing

Stairs to first floor, double glazed window to rear aspect, lot hatch, cupboard, doors to :-

Bedroom One

15'2" x 11'2"

Double glazed windows to front and rear aspect, feature fireplace, storage heater.

Bedroom Two

11'9" x 8'11"

Double glazed window to side aspect, storage heater.

Bedroom Three

8'11" x 7'11"

Double glazed window to side aspect, electric heater.

Rear Garden

Large enclosed rear garden overlooking countryside

Front Garden

Part block paved to front and driveway to side of house providing ample parking for approx 5 cars. small shrub border.







Directions

Viewings

Viewings by arrangement only. Call 01376563656 to make an appointment.

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		60
(39-54) E		
(21-38) F	28	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		