



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

£285,000

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

# 7 Mill View Coggeshall Road, Braintree CM77 8EF

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 bedrooms, electric heating, double glazed. Large rear garden overlooking countryside, parking on driveway for approx 5 cars. Call now to arrange a viewing.

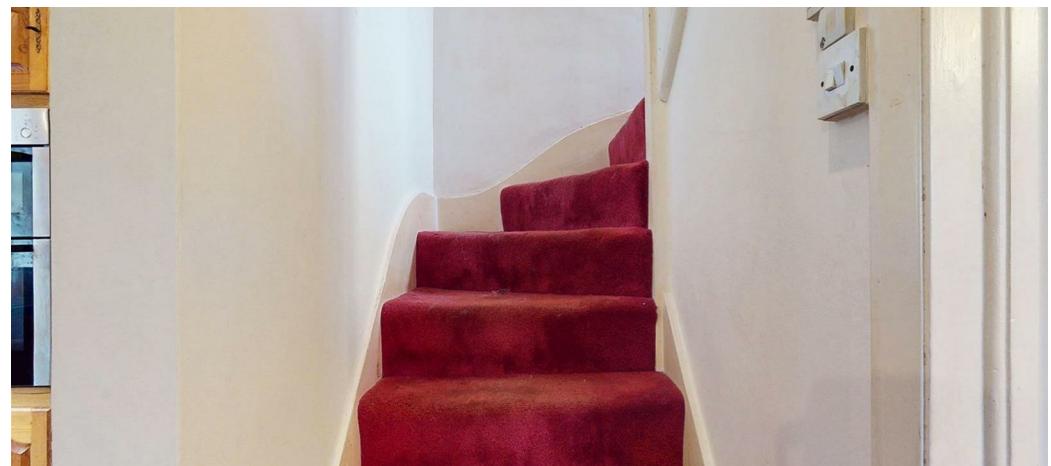
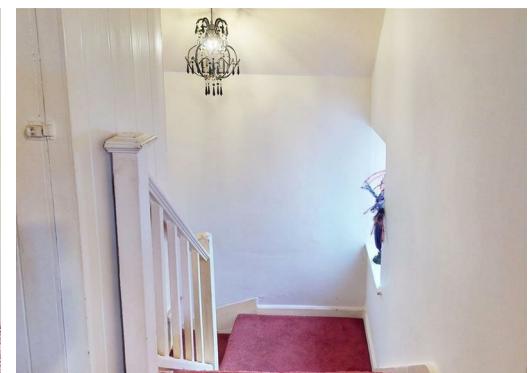


Council Tax Band: C



Entrance	Bedroom One
Composite front door to :-	15'2" x 11'2"
 	Double glazed windows to front and rear aspect, feature fireplace, storage heater.
Breakfast Room	Bedroom Two
11'9" x 8'2"	11'9" x 8'11"
Double glazed window to front aspect, tiled floor , open to :-	Double glazed window to side aspect, storage heater.
 	Bedroom Three
Kitchen	8'11" x 7'11"
11'9" x 11'1"	Double glazed window to side aspect, electric heater.
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 :-	 
 	Rear Garden
Dining room	Large enclosed rear garden overlooking countryside
15'1" x 11'1"	 
Double glazed windows to front and rear aspects, storage heater.	Front Garden
 	Part block paved to front and driveway to side of house providing ample parking for approx 5 cars. small shrub border.
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 :-	







## 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