



**Coggeshall Road, Braintree CM7 9EF**



**welcome to**

**Coggeshall Road, Braintree**

William H Brown are pleased to offer this one bedroom end of terraced house situated within walking distance of Braintree Town Centre, Braintree Station and Braintree Village Outlet for excellent shopping, leisure and commuter links.



## **Lounge**

12' 10" x 11' 2" ( 3.91m x 3.40m )

Double glazed windows to front and side aspect.

Radiator. Laminate flooring. Pendant lighting.

## **Kitchen**

11' 10" x 7' 11" ( 3.61m x 2.41m )

Double glazed window to rear aspect. Double glazed door to rear garden. Range of matching base and eye level units with work surface over incorporating a stainless steel sink drainer with hot and cold mixer tap. Space for oven. Overhead extractor fan. Space for fridge freezer. Plumbing and space for washing machine. Laminate flooring. Stairs to first floor.

## **Landing**

Loft access. Doors leading to:-

## **Bedroom**

12' 10" x 11' 2" ( 3.91m x 3.40m )

Double glazed window to front aspect. Radiator.

Carpets. Pendant lighting.

## **Shower Room**

8' 6" x 8' 6" ( 2.59m x 2.59m )

Obscure double glazed window to rear aspect. Walk in shower cubicle. Low level WC. Vanity hand wash basin. Radiator.

## **Garden**

Outside the rear garden is low maintenance and fully enclosed with double gates to the side providing off road parking. Side access gate.

## **Parking**

Off street parking to front.



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welcome to

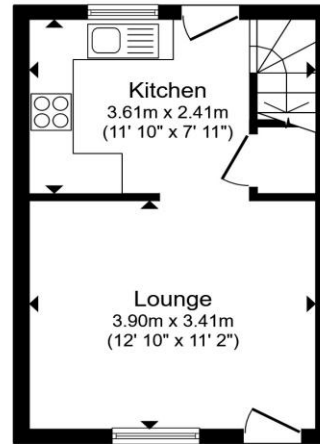
## Coggeshall Road, Braintree

- One Bedroom
- End of Terraced Cottage
- Shower Room
- Walking Distance to Railway Station & Town Centre
- Off Street Parking

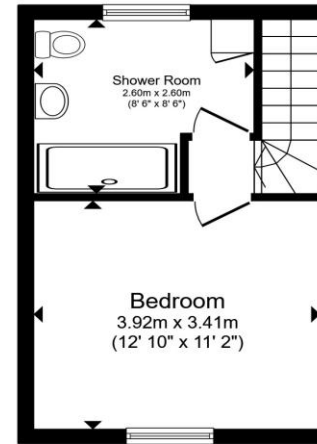
Tenure: Freehold EPC Rating: C  
Council Tax Band: A

offers in the region of

**£220,000**

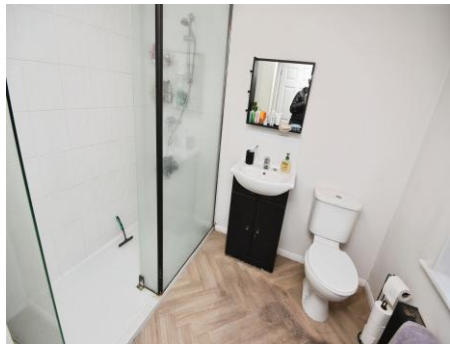


Ground Floor



First Floor

Total floor area 47.6 m<sup>2</sup> (513 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings 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.propertybox.io



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BTR110056 - 0003

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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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