



**Coronation Avenue, Braintree, CM7 1EZ**

**welcome to**

**Coronation Avenue, Braintree**

Discover the ideal harmony of style and practicality in this beautifully presented three-bedroom home, brought to you by William H Brown. Just a brief walk from Braintree Town Centre and Train Station, this home provides effortless access to everyday essentials and great transport links via A120.



## Hallway

Stairs to first floor. Under stairs cupboard. Radiator.

## Lounge

11' 6" x 11' 2" ( 3.51m x 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.



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welcome to

## Coronation Avenue, Braintree

- Three Bedroom Family Home
- Walking Distance to Town Centre
- Gas Central Heating
- Permit Parking
- Low Maintenance Rear Garden

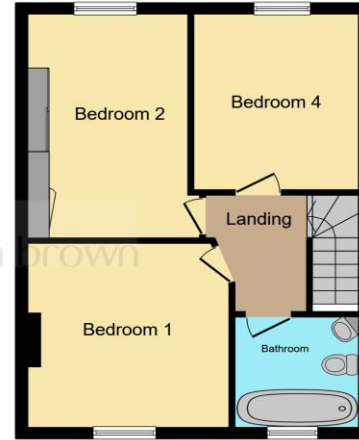
Tenure: Freehold EPC Rating: E  
Council Tax Band: B

guide price

**£280,000**



Ground Floor



First Floor

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.focalagent.com



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Property Ref:  
BTR109326 - 0008

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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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