



Braintree
£290,000
2-bed semi detached house

Coggeshall Road

Conveniently situated close to all local amenities is this extended and improved two bedroom semi detached cottage. The accommodation comprises a lounge/diner with a staircase to the first floor and access to a basement area (not inspected). Beyond the lounge/diner is a modern fitted kitchen/breakfast room. There is a range of base and wall units which incorporates a fitted oven a four ring hob and extractor hood as well as space and plumbing for a washing machine. There are two skylights providing plenty of natural light and a door to the rear garden. In addition there is a useful ground floor cloakroom.

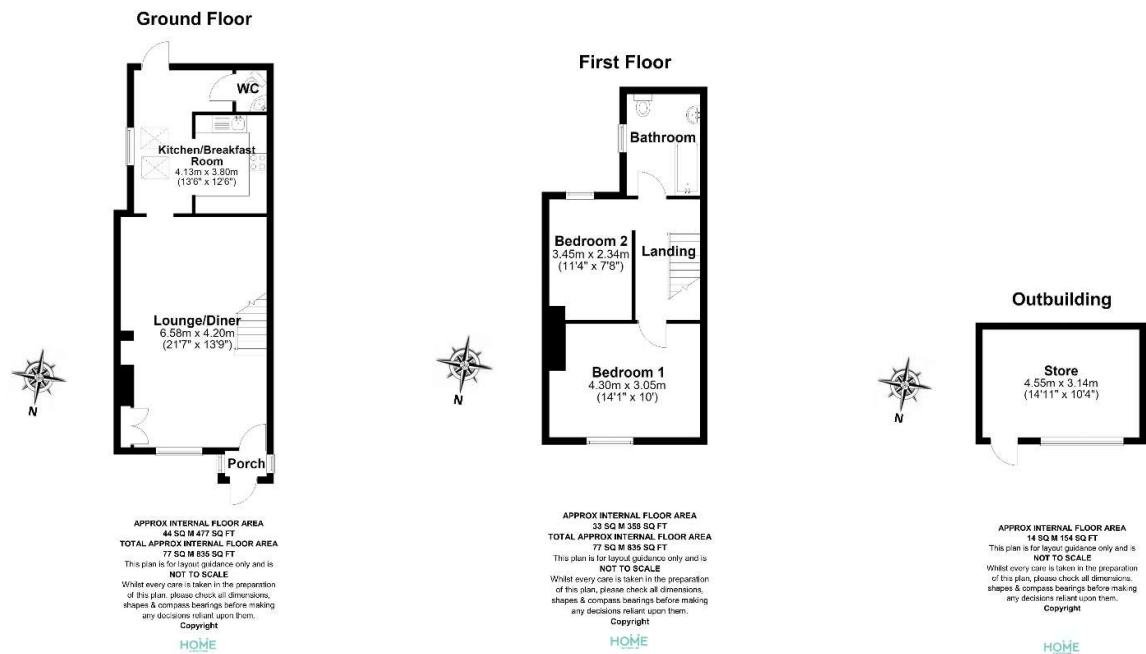
Upstairs the landing has access to a useful boarded loft space which also houses the gas central heating boiler. There is a master bedroom to the front of the house and a good sized second bedroom to the rear. In addition there is a modern bathroom/WC which has electric underfloor heating. To the front of the property, the garden has been paved. It should be noted that there is no dropped kerb but enquiries can be made from Braintree Council with regards to obtaining planning permission to grant this. To the rear of the property, the garden is laid mainly to lawn with a patio area and sleepers which incorporate flower builders. There was a side pedestrian access. To the rear of the garden there is a useful summer house/Home office measuring 3.6 m x 3 m with light and power connected. The rear garden backs onto allotments.

Perfectly positioned, the home offers excellent access to the A120, providing convenient links to Stansted Airport, the M11, and the popular Braintree Village shopping outlet & Freeport railway station.

Brentwood
 St. Thomas Gate
 St. Thomas Rd Essex
 CM14 4DB

Sales & Lettings
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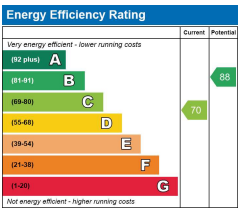
Mortgages
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Features

- Extended & improved
- Ground floor cloakroom
- Lounge/diner
- Modern kitchen/breakfast room
- Backing onto allotments
- Summerhouse/home office
- 835 sq ft of accommodation
- Well presented throughout
- Good access to A120 & M11
- Just a short drive from Braintree Village outlet shopping & Freeport railway station

EPC Rating



The Nitty Gritty

Agent Note: There is no dropped kerb therefore no off road parking.

Tenure: Freehold

Band B is the Council Tax band for this property and the annual council tax bill is £1723.40.

As an integral part of the community, we've gotten to know the best professionals for the job. If we recommend one to you, it will be in good faith that they'll make the process as smooth as can be. Please be aware that a small number of the parties we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

Should you successfully have an offer accepted on a property of ours and proceed to purchase it there is an administration charge of £36 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.