



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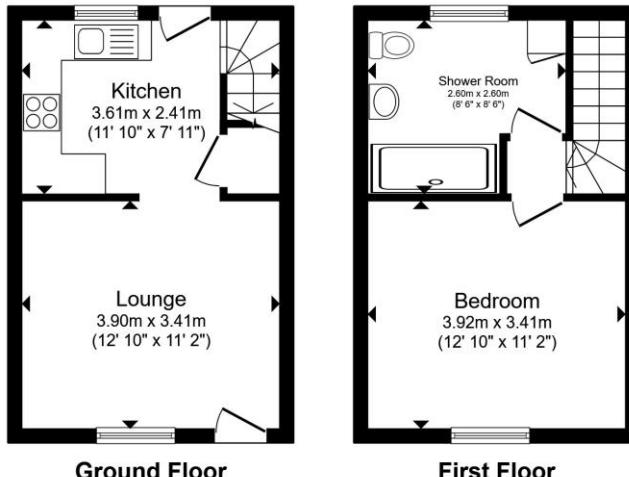
- One Bedroom
- End of Terraced Cottage
- Shower Room
- Walking Distance to Railway Station & Town Centre
- Off Street Parking

Tenure: Freehold EPC Rating: Awaited

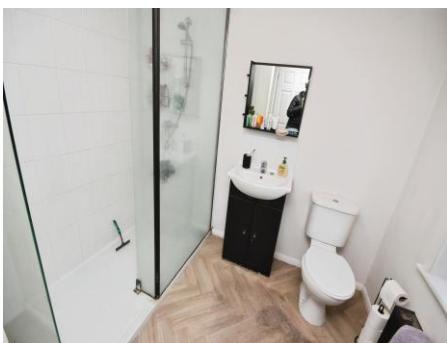
Council Tax Band: A

offers in the region of

£220,000



Total floor area 47.6 m² (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



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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
BTR110056 - 0002



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