



All enquiries Ref: Callum Glenn



- Freehold Semi-Detached House
- Requires Refurbishment and Upgrading
- Potential to Extend (stpp)

Location:

The property is centrally located for ease of access to Braintree Centre with John Ray Street being a no through road, off the north side of Coggeshall Road and leading directly to the extensive open space of Braintree Recreation. The centre of Braintree is within a few minutes' walk, as is the train station (0.7 mile) which provides a direct commuter service to London Liverpool Street with a journey time of just over one hour. Other transport links include the A120 leading west to Bishops Stortford and east to Chelmsford. Braintree Outlet Village lies just over a mile to the south whilst the surrounding area provides a range of outdoor pursuits.

Description:

The property comprises this two-floor semi-detached bay fronted house with outside forecourt parking to the front and an extensive rear garden of some 39m (128 ft). Internally the property is dated and requires refurbishment and modernisation. Prospective bidders may also wish to consider the potential to extend either to the rear or, conversion of the roof space subject to all necessary consents upon which, bidders are deemed to rely upon their own enquiries.

Accommodation:

First Floor: Three Bedrooms (see note), Bathroom/wc
 Ground Floor: Through Reception/Dining Room, Kitchen, Covered Lean-To utility area and wc.
 Outside: Front forecourt parking, Rear Garden of some 39m (128 ft)

Note:

The first floor bathroom leads off the third bedroom but could be reconfigured.

EPC Rating: D

Council Tax Band: B

To View:

Strictly and Only by prior arrangement with the Auctioneers.

