



## 26 CHURCH STREET, BRAINTREE CM7

GUIDE PRICE £270,000

2 Bedrooms | 1 Bathrooms | 1 Reception

**\*\* NO ONWARD CHAIN \*\*** Calling all FIRST TIME BUYERS! This charming and superbly presented Cottage within the heart of Bocking offers an ideal first time purchase, with EXTENDED living space, with a well proportioned KITCHEN/DINER, opening to the low maintenance Terrace. The first floor accommodation offers two DOUBLE bedrooms, with a ground floor Bathroom and cosy Sitting Room to the front of the property. Conveniently positioned within walking distance of village amenities, the property offers immediate access to major bus routes to both Chelmsford & Colchester, whilst Braintree Town Centre & Station are a short 5 minute journey.



GROUND FLOOR

Lounge 15’2” x 10’1” (4.63 x 3.08)

Carpet flooring. bay window to front, radiator, storage cupboard, leading to:

Kitchen/Diner 21’5” x 8’9” (6.55 x 2.69)

Laminate flooring, french doors leading to rear, matching wall and base level units with rolled work surfaces, integrated oven with 4 ring hob, integrated fridge freezer, dishwasher & washing machine.

Bathroom

Shower over bath, WC, hand wash basin, window to rear

FIRST FLOOR

Landing

Carpet flooring, window, storage cupboard

Bedroom One 13’8” x 8’11” (4.18 x 2.74)

Carpet flooring, double glazed window to front, radiator

Bedroom Two 9’8” x 7’10” (2.96 x 2.40)

Carpet flooring, double glazed window to rear, radiator

Rear of Property

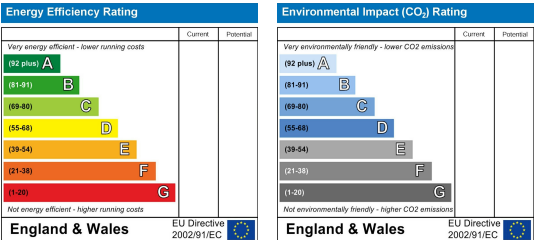
Terraced Garden with side access gate leading to front

Area Map



Floor Plans

Energy Efficiency Graph



Branocs endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



**Phone:** 01376 386555  
**Email:** info@branocsestates.co.uk  
**Website:** www.branocsestates.co.uk

Phoenix House 5 New Street  
Braintree  
Essex  
CM7 1ER

