



## 26 CHURCH STREET, BRAINTREE CM7

GUIDE PRICE £270,000

2 Bedrooms | 1 Bathrooms | 1 Receptions

\*\* 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

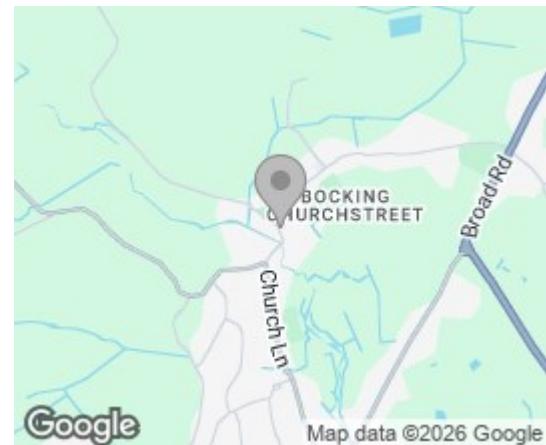
### Bedroom Two 9'8" x 7'10" (2.96 x 2.40)

Carpet flooring, double glazed window to rear, radiator

### Rear of Property

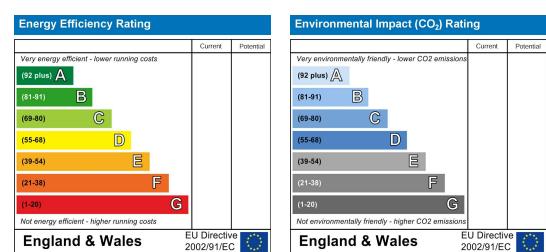
Terraced Garden with side access gate leading to front

## 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.



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