



**Kingsmead Park, Coggeshall Road, Braintree, CM7 9DW**



**william  
h brown**

**welcome to**

**Kingsmead Park, Coggeshall Road, Braintree**

\*GUIDE PRICE £200,000-£210,000\* William H Brown are delighted to offer for sale this two double bedroom park home, situated within the popular Kingsmead Park development for the over-50s. The property benefits from excellent access to local amenities, a nearby bus stop & easy connections to the A120.



### **Hallway**

Storage cupboard. Radiator. Doors leading to:-

### **Lounge / Diner**

18' 3" x 19' 8" ( 5.56m x 5.99m )

L'shaped. Dual aspect double glazed windows.

Radiators. Feature fireplace.

### **Kitchen**

11' 2" x 9' 2" ( 3.40m x 2.79m )

Double glazed window. Range of base and eye level units with work surface over incorporating a stainless steel sink drainer with hot and cold mixer tap. Built in double oven. Built in microwave. Four ring gas hob and over head extractor fan. Plumbing and space for washing machine. Integrated fridge.

### **Bedroom One**

9' 2" x 9' 2" ( 2.79m x 2.79m )

Double glazed window. Radiator.

### **Dressing Room**

5' 7" x 2' 7" ( 1.70m x 0.79m )

### **En-Suite**

5' 7" x 5' 7" ( 1.70m x 1.70m )

Obscure double glazed window. Walk in shower cubicle. Low level WC. Vanity hand wash basin.

### **Bedroom Two**

9' 2" x 9' 2" ( 2.79m x 2.79m )

Double glazed window. Built in wardrobes. Radiator.

### **Bathroom**

5' 7" x 6' 3" ( 1.70m x 1.91m )

Double glazed window. Side panel bath. Vanity hand wash basin. Low level WC.

Paved patio area.

### **Parking**

Allocated parking space close to entrance of park.

### **Agent Note**

There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home and we recommend taking advice from a solicitor or another professional - independent from the seller or site owner – when buying a home.

Intending purchasers should satisfy themselves about any such requirements including any specific restrictions

on occupancy or residential use of the home.

The park does require a 10% payback charge when you sell your park home.

### **Garden**



**view this property online** [williamhbrown.co.uk/Property/BTR110327](http://williamhbrown.co.uk/Property/BTR110327)



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## Kingsmead Park Coggeshall Road, Braintree

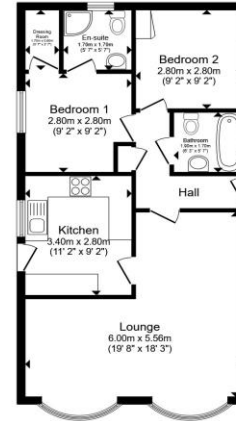
- Two Bedroom Park Home
- Easy Access to Local Amenities
- Paved Patio Area
- Electric Gated Entrance
- Visitors Parking

Tenure: EPC Rating: Exempt  
Council Tax Band: A

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

guide price

**£200,000 – £210,000**



Total floor area 64.1 m<sup>2</sup> (690 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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Please note the marker reflects the  
postcode not the actual property



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Property Ref:  
BTR110327 - 0002

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01376 320018**



[braintree@williamhbrown.co.uk](mailto:braintree@williamhbrown.co.uk)



51-53 High Street, BRAINTREE, Essex, CM7 1JX



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)