



**63 Church Lane, Bocking, Braintree, Essex. CM7 5SE.**

**£1,250 pcm**



Redecorated to an excellent standard. A Two Bedroom End Terrace Cottage with Two Parking Spaces immediately to the rear. Modern kitchen with appliances. Modern bathroom with bath/shower. Ground Floor Cloakroom. Lounge with open fireplace. Separate Dining Room. UPVC Double Glazing. Gas Radiator Heating. Patio garden and large timber storage shed.

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## **LOCATION**

Interested parties are advised from Braintree Town Centre to take the Coggeshall Road turning left at the double mini roundabouts into Courtauld Road, at the next mini roundabout turn right into Bradford Street, turn left at the next mini roundabout into Church Lane, the property will be found on the left hand side.

## **Ground Floor**

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The accommodation with double glazing and gas fired radiator heating comprises approximately:

### **SITTING ROOM**

11' 6" x 9' 7"

Feature fire place with open hearth. Window to front.

### **DINING ROOM**

11' 6" x 10' (3.51m x 3.05m)

Double glazed window to rear. Under stairs cupboard.

### **KITCHEN**

Modern fitted kitchen including integrated oven, hob and extractor. Washing machine, fridge freezer, two double glazed windows to rear, door leading to rear garden, radiator, and vinyl flooring.

### **GROUND FLOOR CLOAKROOM**

Wash hand basin, Low level WC. Window to rear. Vinyl flooring.

## **First Floor**

### **BEDROOM 1**

13' 1" x 11' 5" (3.99m x 3.48m)

Window to front.

### **BEDROOM 2**

11' 10" x 7' 10" (3.61m x 2.39m) Double glazed window to rear.

Gas fired radiator.

### **BATHROOM**

White modern suite comprising wash hand basin, low level WC, panelled bath with shower attachment, shower screen and shower over. Vinyl flooring.

## **Outside**

### **PARKING**

2 plus spaces immediately to the rear of the property.

### **TO FRONT**

Small fenced garden area.

### **TO REAR**

Side gateway with rear access. Large garden shed/playhouse.

Patioed enclosed garden area with screen fencing.