



- Ground floor maisonette
- New Lease
- Off road parking
- Large master bedroom
- Easy access to the town centre
- Landscaped garden with outbuilding
- UPVC windows & gas central heating
- Well presented throughout

234 Coggeshall Road, Braintree, Essex. CM7 9EL.

** Guide Price £180,000 - £190,000 **

Situated within close proximity to both the Braintree town centre & the A120 is this well presented and deceptively spacious two bedroom ground floor maisonette. The property comes to the market in good order both internally & externally, offering a low maintenance purchase for a variety of prospective buyers. The internal accommodation features an entrance hall/lobby area to the rear of the property, a bright sitting room, a contemporary fitted kitchen, two well-appointed bedrooms, and a recently refitted bathroom suite. Outside, the property is further enhanced by having a recently landscaped rear garden which includes a decking area & a generous outbuilding/studio, and off-road parking for one vehicle to the front of the property. New to the market, early internal viewing is advised.



Property Details.

Entrance Hall

UPVC door & window to side, smooth ceiling, vinyl floor

Lounge



11' 2" x 9' 2" (3.40m x 2.79m) UPVC door to front, smooth ceiling, carpet, double glazed window to front, electric radiator, television point, telephone point

Kitchen



6' 6" x 11' 6" (1.98m x 3.51m) Smooth ceiling, vinyl floor, double glazed window to rear, matching wall & base units, roll edge worktops, stainless steel sink with inset drainer, electric cooker point, tiled splashback, space for fridge/freezer, plumbing for washing machine

Bedroom One



14' 1" x 10' 5" (4.29m x 3.17m) Smooth ceiling, electric radiator, carpet, double glazed window to rear,

Property Details.

Bedroom Two



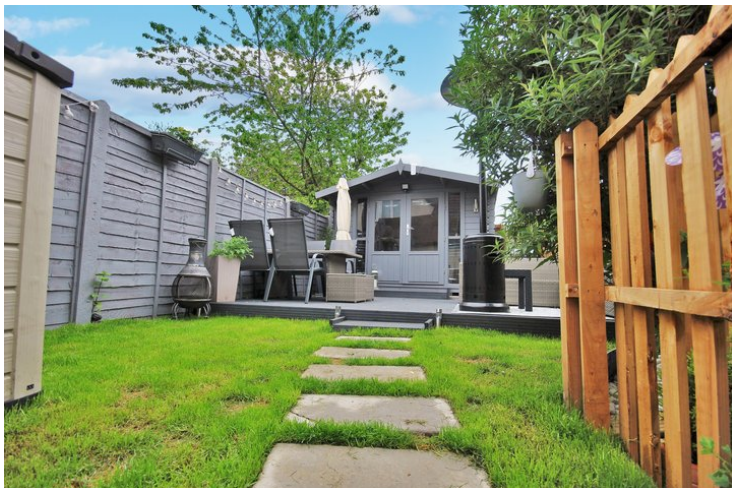
9' 3" x 5' 8" (2.82m x 1.73m) Smooth ceiling, electric radiator, carpet, double glazed window to front

Bathroom



Smooth ceiling, vinyl floor, heated chrome towel rail, opaque double glazed window to side, low level W/C, hand wash basin, extractor fan, panelled bath with shower over, part tiled walls

Rear Garden



Mainly laid to lawn, shared patio area, enclosed by panelled fencing, access to side via a wooden gate, outside light, shed to remain

Parking

Driveway to front providing off road parking for one vehicle

Property Details.

Floorplans



Location



Energy Ratings

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.