



- Three Bedroom Terraced House
- No Onward Chain
- Mock Tudor Residence
- Close to Braintree Town
- Ample Off Road Parking
- Sizeable Garden
- Easy Access to A120
- New To The Market
- Gas Central Heating

97 Coggeshall Road, Braintree, Essex. CM7 9EP.

Built in the 1930's, Michaels Property Consultants are delighted to bring to the market this well presented and deceptively spacious three bedroom terraced house. New to the market and having the benefit of no onward chain, the property boasts many of its original period features along with a homely a modern twist throughout. Situated within easy reach of both Braintree's vibrant town centre and the A120, the location is ideal for all types of potential buyers. The spacious accommodation comprises with an entrance hallway, living room with feature fireplace and a refitted kitchen/breakfast room and utility area. To the first floor, there are three bedrooms and a modern family bathroom.



Property Details.

Entrance Hall

Smooth ceiling, entrance door to front aspect, stairs to first floor.

Cloakroom



Low level W/C, wash hand basin, tiled flooring.

Lounge



10' 2" x 18' 2" (3.10m x 5.54m) smooth ceiling, radiator, single glazed window to front aspect, telephone point, tv point, feature fireplace.

Kitchen & Breakfast Room



12' 3" x 22' 6" (3.73m x 6.86m) smooth ceiling, radiator, single glazed window to front and rear aspect, cast iron fireplace, matching wall & base units, roll edge worktops, inset ceramic sink with drainer, tiled splashback, tiled floor, integrated oven & induction hob with extractor over, wine cooler.

Utility Room



8' 9" x 6' 5" (2.67m x 1.96m) smooth ceiling, radiator, single glazed window to rear aspect, space for appliances

First Floor

Landing

Smooth ceiling, radiator, single glazed window to rear aspect, storage cupboard, access to loft

Property Details.

Bedroom One



17' 5" x 9' 9" (5.31m x 2.97m) smooth ceiling, radiator, single glazed window to front aspect, feature fireplace, fitted wardrobes

Bedroom Two



13' 3" x 9' 9" (4.04m x 2.97m) smooth ceiling, radiator, single glazed window to front aspect, storage cupboard

Bedroom Three



10' 9" x 6' 9" (3.28m x 2.06m) smooth ceiling, radiator, single glazed window to rear aspect

Family Bathroom



Smooth ceiling, heated towel rail, single glazed window to rear aspect, low-level W/C, vanity hand wash basin, panelled bath, shower cubicle, part tiled walls, wooden flooring

Frontage

Driveway to side aspect, pathway to entrance door, laid to lawn, gate to garden

Garden



Patio area, laid to lawn, wooden shed to remain, brick built shed to remain, outside tap

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.