



- Two Double Bedrooms
- Semi Detached Home
- Parking And A Private Garden
- Open Plan 27ft Lounge/Dining/Kitchen Area
- Fibre Optic Broadband Connected
- Cloakroom & Family Bathroom
- Well Presented And Maintained Throughout

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

** Guide Price £290,000 - £310,000 **

Built in 2001, is this truly stunning and deceptively spacious two-bedroom semi-detached house, situated within easy reach of Braintree's vibrant town centre, railway station and the A120. The property is offered for sale in immaculate condition both internally & externally, making this an ideal purchase for a buyer wanting to move straight in without having to make any future improvements. The spacious accommodation comprises entrance hall, cloakroom, and an open plan Kitchen/Lounge/Diner, perfect for entertaining. To the first floor, there are two large double bedrooms and of course the family bathroom. Externally, this home is further enhanced by having an attractive rear garden, and parking for two-three vehicles at the rear.



Property Details.

Ground Floor

Entrance Hall



14' 04" x 3' 10" (4.37m x 1.17m) Smooth ceiling, radiator, entrance door to front aspect, stairs ascending to first floor, access to under-stair storage cupboard, laminate flooring.

Cloakroom



5' 05" x 2' 09" (1.65m x 0.84m) Smooth ceiling, radiator, double glazed obscure window to front aspect, low level WC, wash hand basin, part tiled walls, tiled flooring.

Kitchen



Kitchen Area; 13' 10" x 7' 10" (4.22m x 2.39m) Smooth ceiling, inset spotlights, radiator, double glazed windows to front and side aspects, matching wall and base units, rolled edge worksurfaces, inset sink with drainer and bowl, part tiled walls, laminate flooring, integrated oven with 4-ring gas hob and extractor over, space and plumbing for washing machine, space for fridge/freezer, leading into;

Lounge/Diner



Lounge/Diner Area; 14' 00" x 13' 08" (4.27m x 4.17m) Including Kitchen; 27' 00" x 14' 00" (8.23m x 4.27m) Smooth ceiling, radiator, double glazed windows to rear aspect, double glazed French doors to rear aspect, telephone point, TV point, laminate flooring.

Property Details.

First Floor

Landing

Smooth ceiling, access to loft, access to Airing Cupboard, access to both bedrooms and family bathroom.

Bedroom One



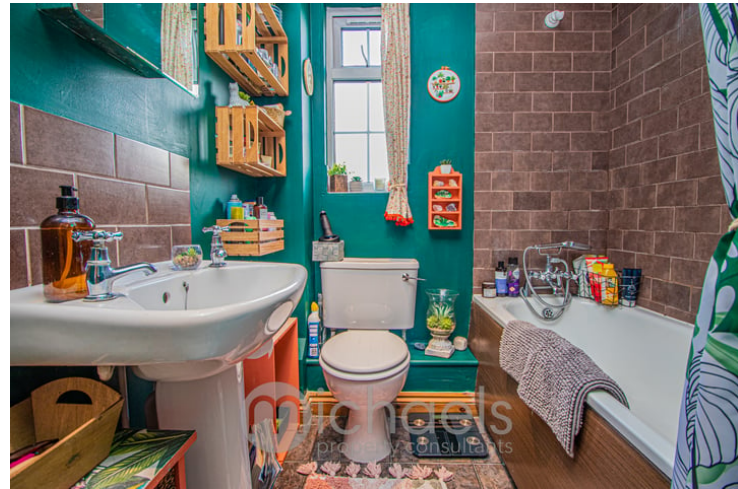
14' 05" x 10' 05" (4.39m x 3.17m) Smooth ceiling, radiator, double glazed window to rear aspect, TV point.

Bedroom Two



14' 05" x 10' 10" (4.39m x 3.30m) Smooth ceiling, radiator, double glazed windows to front aspect, access to over-stair storage cupboard.

Family Bathroom



7' 11" x 5' 10" (2.41m x 1.78m) Smooth ceiling, inset spotlights, radiator, double glazed obscure window to side aspect, low level WC, pedestal wash hand basin, shaver point, extractor fan, panelled bath with wall mounted shower unit, part tiled walls, tiled flooring.

External

Rear Garden



Commencing with patio area for garden furniture, laid to lawn with shrub, bush and flower borders, enclosed with wooden fencing, gate accessing front of property, wooden shed to remain, outside light.

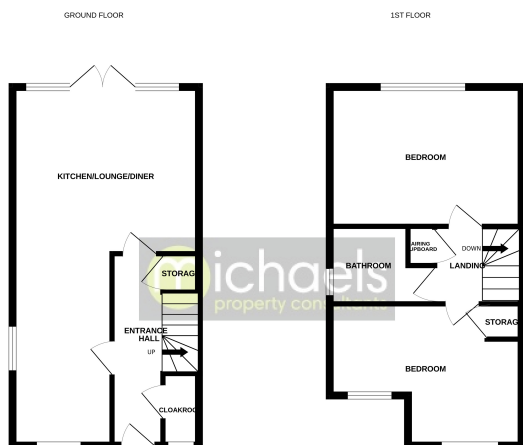
Frontage and Parking

Frontage enclosed with wooden picket fencing, shingle area with shrubs and flowers.

Parking for two-three vehicles to rear of property via private driveway.

Property Details.

Floorplans



While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of plots, rooms, floors and any other parts are approximate only and should not be relied upon for the purchase of the property. The floorplans are for guidance only and should be used as such by the prospective purchaser. The floorplans are not to be used as a basis for any other purpose or guarantee as to their accuracy or otherwise. © 2022

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.