



- Three Bedroom Terraced House
- No Onward Chain
- Two Reception Rooms
- Driveway For Two Vehicles
- UPVC Windows & Gas Central Heating
- First-Floor Bathroom
- Ideal For First Time Buyers & Buy To Let Investors
- Un-Overlooked Garden Backing Onto Recreation Ground

Call to view 01376 337400



### **35 Coggeshall Road, Braintree, Essex. CM7 9EP.**

Michaels Property Consultants are delighted to offer to the market this traditionally built and deceptively spacious three-bedroom terraced home, ideally positioned within easy walking distance of Braintree town centre and the mainline railway station. Offered for sale with no onward chain, this attractive bay-fronted property presents an excellent opportunity for first-time buyers and buy-to-let investors alike, benefiting from generous and versatile accommodation arranged over two well-proportioned reception rooms.



# Property Details.

## Ground Floor Accommodation

### Entrance Hall

### Living Room



11' 9" x 11' 3" (3.58m x 3.43m)

### Dining Room



12' 7" x 12' 2" (3.84m x 3.71m)

### Kitchen



9' 8" x 8' 1" (2.95m x 2.46m)

### First Floor Landing

### Bedroom One



12' 4" x 10' 9" (3.76m x 3.28m)

# Property Details.

## Bedroom Two



9' 8" x 8' 1" (2.95m x 2.46m)

## Outside

### Rear Garden

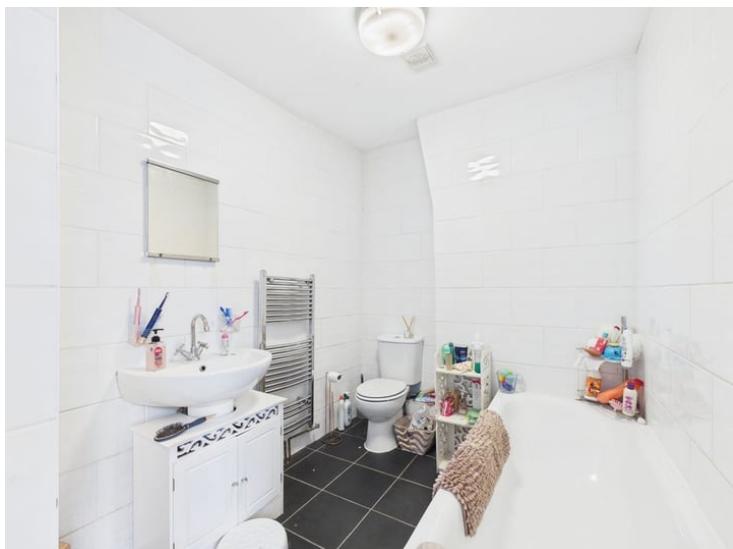
### Driveway To Front Of Dwelling

## Bedroom Three



12' 4" x 5' 8" (3.76m x 1.73m)

## Family Bathroom

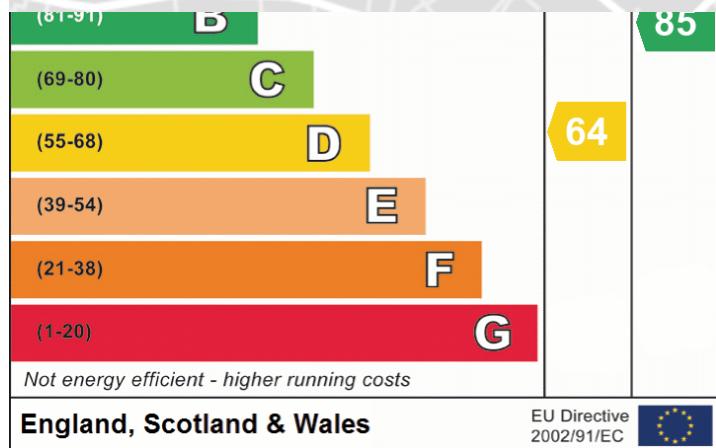


# Property Details.

## Floorplans



## Location



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.