



71 Kingsmead Park, Braintree, Essex. CM7 9EA.

£175,000 Leasehold



A brand new, ready to move into One Bedroom Bungalow Style Park Home. Recently sited with block paved parking and paving surround the property. With Kitchen/Diner with brand new appliances. Radiator heating and double glazing. Viewing highly recommended.



55 High Street, Braintree, Essex, CM7 1JX

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## **LOCATION**

Interested parties are advised from Braintree Town Centre to take the Coggeshall Road. Kingsmead Park will be found on the left hand side approximately 1 mile along. As such it is with walking distance of local shops and supermarket with passing bus routes. The park has a security gate system closing overnight except for residents.

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

## **ENTRANCE DOOR**

Glazed and paneled leading to:

## **LOBBY**

Storage cupboard.

## **LOUNGE**

12'7 x 9'4

Dual aspect windows. Fitted fire and surround.

## **KITCHEN/DINER**

11'11 x 9'4

Brand new cooker, hob and extractor fan. Concealed gas fired boiler for heating and hot water. Double case doors out to the sun patio.

## **BEDROOM**

10' x 7'7

Range of wardrobes to one wall.

## **BATHROOM**

Brand new fittings. Vanity unit basin, Paneled bath, low level W.C.

## **Outside**

## **PARKING**

Ample brock paved parking.

## **TO FRONT**

Block paved

## **TO REAR**

Storage shed. Raised sun patio.

## **Site Fees**

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To be advised.

**AGENTS NOTE** NO ELECTRICAL OR MECHANICAL ITEMS AT THE PROPERTY HAVE BEEN TESTED AND INTENDING PURCHASERS MUST SATISFY THEMSELVES AS TO THEIR CONDITION AND SERVICEABILITY. **TO VIEW:** BY PRIOR TELEPHONE APPOINTMENT THROUGH THE VENDORS AGENTS ROLAND JAMES 01376 327123. OPEN WEEKDAYS 9 A.M. UNTIL LATE, SATURDAY 9 A.M. TO 5 P.M.