



- Three bedroom semi detached house
- Garage & off road parking
- Easy access to A120
- En-suite to master
- Beautifully presented throughout
- Cloakroom
- Open plan living accommodation
- New UPVC windows

277a Perdika, Coggeshall Road, Braintree, Essex. CM7 9EF.

Michaels Property Consultants are delighted to offer for sale this beautifully presented and deceptively spacious three bedroom semi detached house, situated within easy reach of both Braintree's vibrant town centre and the A120. The property enjoys an array of spacious accommodation on both the ground floor and the first floor, offering a stylish and extremely versatile family home. The current owner of this impressive property has added a variety of upgraded fixtures and fittings which include a high spec family bathroom & En-suite, new UPVC windows and exterior doors.



Property Details.

Entrance Hall

UPVC entry door to front, solid wood flooring, radiator, storage cupboard, double glazed window to front.

Cloakroom

Opaque double glazed window, radiator, low level W/C, hand wash basin, fully tiled walls

Lounge / Diner



27' 8" x 9' 11" (8.43m x 3.02m) Double glazed window to side, radiator, engineered wood flooring, television & telephone point, stairs to first floor, double glazed French doors to rear

Kitchen



10' 2" x 8' 2" (3.10m x 2.49m) Double glazed door & window to rear, matching wall & base units, worktops, stainless steel sink with inset drainer unit, part tiled walls, electric double oven, hob with extractor over, tiled floor, space for appliances

First Floor Landing

Stairs rising from ground floor, airing cupboard, radiator, loft access, double glazed window to side

Master Bedroom



13' 10" x 9' 10" (4.22m x 3.00m) carpet throughout, radiator, double glazed window to front & side, door to En-suite;

En-suite



Heated towel rail, low level W/C, vinyl flooring, hand wash basin with vanity unit underneath, extractor fan, shower cubicle which is fully tiled, tiled walls

Property Details.

Bedroom Two



10' 6" x 9' 10" (3.20m x 3.00m) Carpet throughout, radiator, double glazed window to rear

Bedroom Three



10' 7" x 8' 5" (3.23m x 2.57m) Carpet throughout, radiator, double glazed window to rear

Bathroom

Heated towel rail, opaque double glazed window to front, low level W/C, hand wash basin with vanity unit underneath, double walk in shower with glass screen, contemporary freestanding bath with mixer tap, tiled walls, tiled floor, extractor fan

Rear Garden



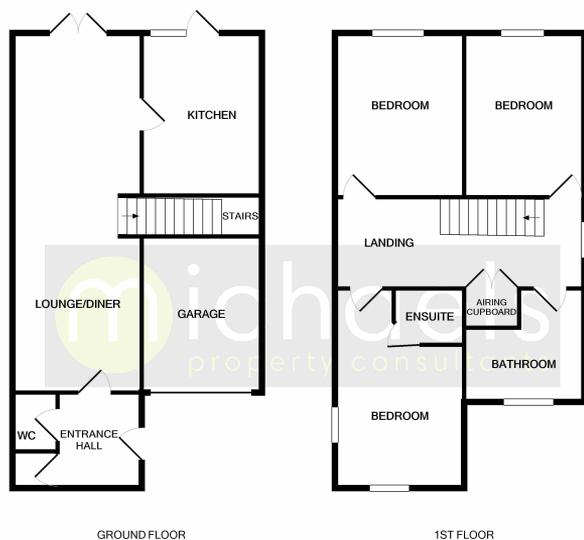
Enclosed rear garden, side access via wooden gate, large raised decking area, remainder patio, outside tap, panelled fencing

Garage & Parking

Driveway which provides off road parking for multiple vehicles, single garage with up & over door

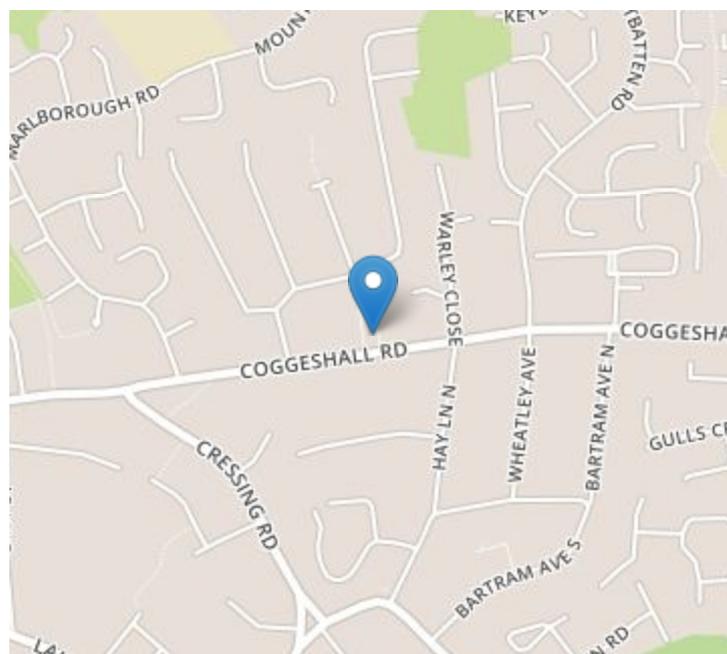
Property Details.

Floorplans

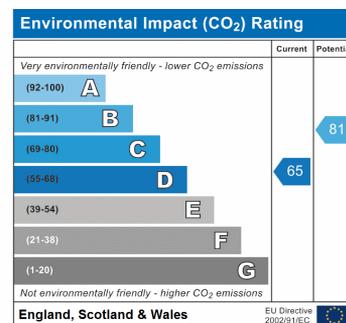
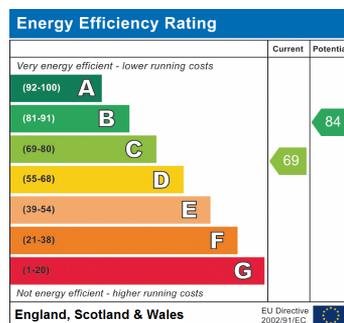


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.