



27 Coggeshall Road, Braintree, Essex. CM7 9DB.

£1,500 pcm

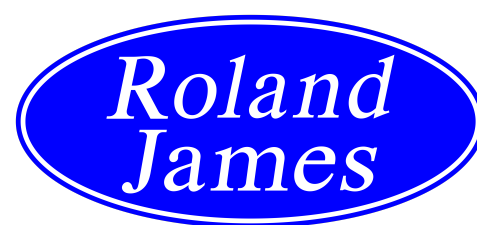


A central and conveniently located Detached Period Cottage Style House. With particularly spacious ground floor accommodation of 19' Living Room, 12'x 11'6 Sitting Room and Conservatory with floor to ceiling windows and under floor heating. Retaining many unspoilt period features and private unoverlooked gardens this property requires an internal inspection to be fully appreciated.

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## LOCATION

Coggeshall Road is immediately off the town centre.

## Ground Floor

### ENTRANCE

Glazed and panelled door with porch.

### HALLWAY

Stairs to first floor.

### GROUND FLOOR CLOAKROOM

Low Level W.C. Wash Hand Basin set to surface.

### SITTING ROOM

12'2 x 11'6

Open hearth and fire surround. Window to front.

### LIVING ROOM

19' x 12' > 8'7

Open hearth and fire surround. Natural wood flooring. Three windows to rear. Door to:

### CONSERVATORY

10'8 x 9'4

Full high glazing. Underfloor heating. Door to garden.

### KITCHEN

10' x 9'

Window to side. Comprehensive rand of both base and eyelevel units. Quarry tile flooring. Door to rear garden.

## First floor

### LANDING

Storage cupboard.

### BEDROOM ONE

12'10 x 10'10

Window to front. Period fire surround. Wardrobe cupboard.

Natural wood flooring.

### BEDROOM TWO

10'9 x 8'6

Window to rear. Period fire surround. Cupboard.

### BEDROOM THREE

10' x 8'6

Window to side. Natural wood flooring.

### BATHROOM

Roll top bath with walk in shower adjacent. Wash handbasin inset to vanity unit. Low level W.C.

## Outside

### TO FRONT

Mature Hedge. Gravel driveway providing ample parking for several cars. Gateway access to either side.

### TO SIDE

Space for garage to both sides. Paved areas and lawn and flower beds.

### TO REAR

Unoverlooked from rear. Shrub and flower beds.

