



- Three Bedroom House
- Semi Detached
- Sought After Location
- Garage & Off Road Parking
- Generous Rear Garden
- Potential To Extend (STPP)
- Spacious Lounge/Diner
- No Onward Chain

162 Church Lane, Braintree, Essex. CM7 5SG.

Occupying an excellent position situated on the fringes of the picturesque village of Bocking known for its stunning countryside walks, excellent range of local amenities, and easy access to the Braintree town centre, is this well-established three-bedroom semi-detached house. New to the market and offered for sale with no onward chain, we feel this ideal family home would benefit from a minor programme of refurbishment, offering a purchaser an excellent opportunity to add their own stamp. The internal accommodation comprises an entrance hall/porch, a spacious lounge/diner measuring 22' in length, a conservatory, a separate kitchen that provides access to the rear garden, three generous bedrooms, and the family bathroom. Outside, the property is further enhanced by having a generous & unoverlooked rear garden with the potential to extend (STPP), an integral garage, and a private driveway. Please call Michaels Property Consultants for further details.



Property Details.

Entrance Hall/Porch

Part glazed entry door to front, radiator, tiled floor, door to;

Lounge/Diner



23' 6" x 10' 3" (7.16m x 3.12m) Double glazed window to front & rear, radiator, television point, stairs rising to the first floor, door to;

Conservatory



13' 6" x 11' 9" (4.11m x 3.58m) Double glazed windows to multiple aspects, tiled floor, French doors to rear.

Kitchen



9' 9" x 7' 6" (2.97m x 2.29m) Double window and door to rear, matching wall and base units with worktops over, inset sink with side drainer unit, tiled splashback, integrated oven & hob with extractor over, space for appliances, tiled floor.

First Floor Landing

Double glazed window to side, loft access, doors to;

Bedroom One



12' 3" x 8' 7" (3.73m x 2.62m) Double glazed window to rear, radiator, fitted wardrobes.

Property Details.

Bedroom Two



11' 0" x 8' 7" (3.35m x 2.62m) Double glazed window to front, radiator.

Bedroom Three



9' 9" x 9' 4" (2.97m x 2.84m) Double glazed to rear, radiator.

Bathroom



Obscure double glazed window to front, radiator, WC, pedestal hand wash basin, shower cubicle which is fully tiled, part tiled walls, tiled floor.

Rear Garden



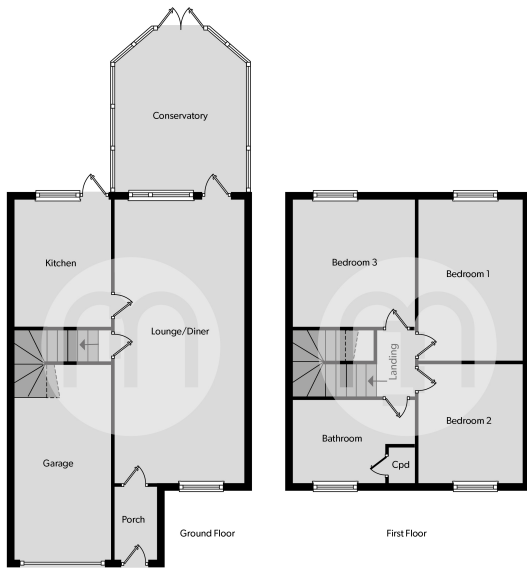
The rear garden commences with a paved patio with the remainder of the garden laid to lawn, enclosed by panelled fencing, side access via a gate, and outside tap.

Garage & Parking

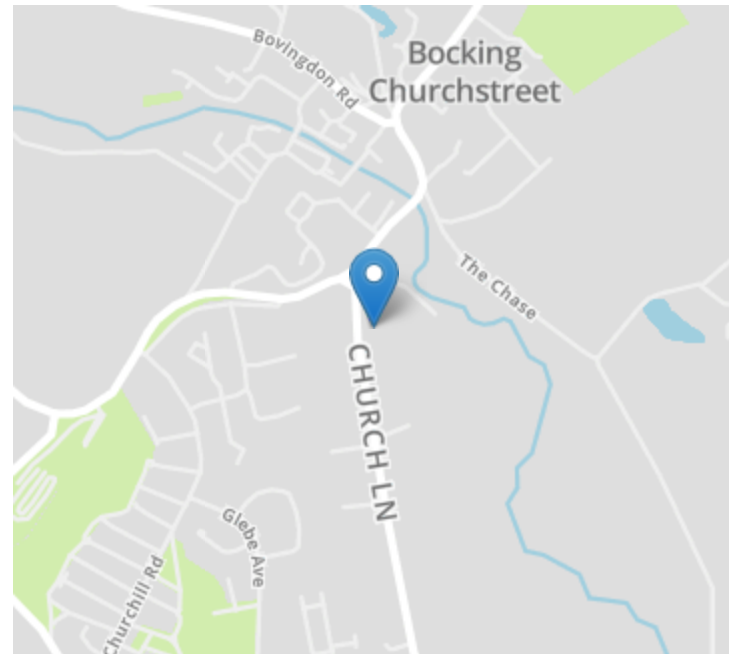
Integral garage with up & over door, private driveway to the front of the property that provides ample parking.

Property Details.

Floorplans



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.