



- Three Bedroom House
- Terraced
- South Facing Garden
- Two Reception Rooms
- Charming Period Features Throughout
- Walking Distance To Town Centre & Mainline Train Stations
- UPVC Double Glazing Throughout
- Gas Central Heating

**15 Coronation Avenue, Braintree, Essex.
CM7 1EZ.**

Guide Price £240,000-£260,000

Situated within short walking distance of both the Braintree town centre & the train station, is this wonderful three bedroom terraced house, which boasts a tasteful combination of old & new. The property is offering an ideal purchase for both first-time buyers & buy to let investors alike. This stylish home features a well-appointed lounge, separate dining room, kitchen, three bedrooms, and the family bathroom. Outside, the property is further enhanced by having an attractive & well maintained south-facing rear garden. New to the market, an early internal viewing is strongly advised.



Property Details.

Lounge



12' 9" x 11' 5" (3.89m x 3.48m) Entry door to front, radiator, double glazed window to front, television & telephone point

Dining Room



12' 9" x 9' 9" (3.89m x 2.97m) Double glazed window to rear, radiator

Kitchen



14' 1" x 7' 11" (4.29m x 2.41m) Double glazed window to side, double glazed door to rear, matching wall & base units, roll edge worktops, inset sink with drainer unit, integrated oven & hob with extractor hood over, pantry storage, space for appliances and wall mounted gas fired boiler.

First Floor



Bedroom One



12' 7" x 11' 5" (3.84m x 3.48m) Double glazed window to front, radiator

Bedroom Two



12' 2" x 7' 9" (3.71m x 2.36m) Double glazed window to rear, radiator

Property Details.

Bedroom Three



8' 0" x 6' 6" (2.44m x 1.98m) Double glazed window to rear, radiator

Bathroom



Double glazed window to rear, walk-in shower unit, vanity unit incorporating concealed flush WC., wash hand basin with storage cupboards beneath.

Rear Garden



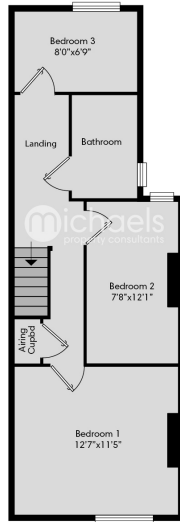
The garden features a decking area with steps leading to a hardstanding area as well as some lawn. Garden shed to remain.

Property Details.

Floorplans

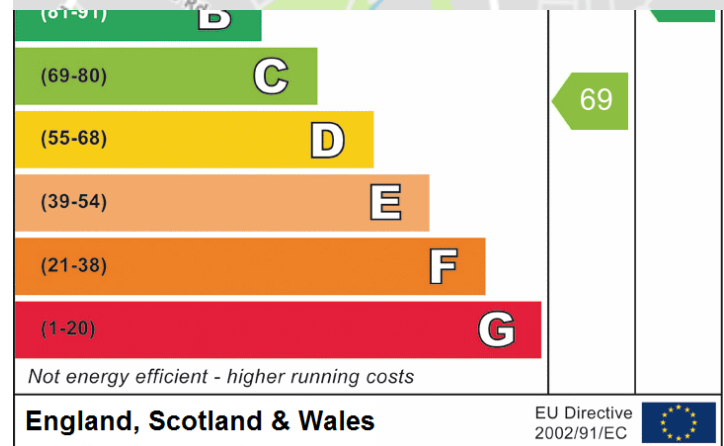
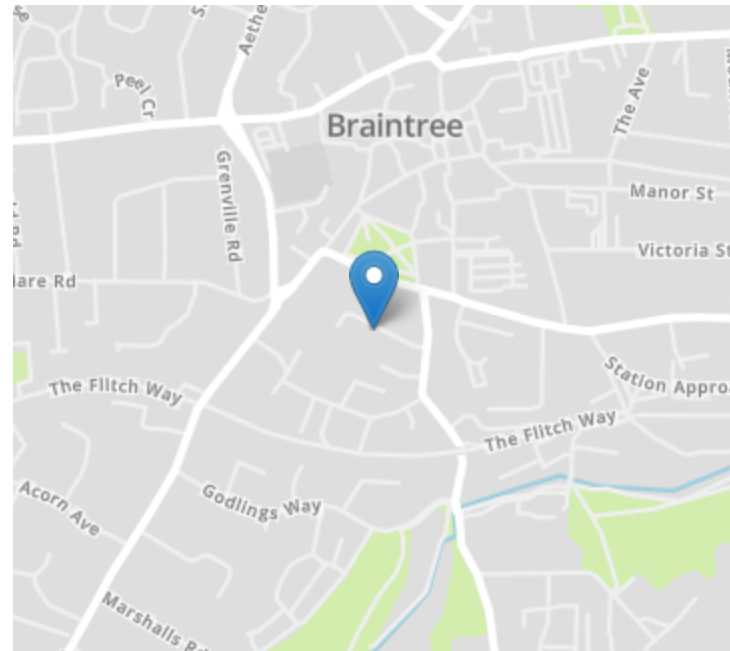


Ground Floor



First Floor

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.