



- Ground floor maisonette
- Fully refurbished
- Private garden
- New Lease
- Off road parking
- Large master bedroom
- Easy access to the town centre
- UPVC windows

234 Coggeshall Road, Braintree, Essex. CM7 9EL.

** Guide Price £170,000 - £180,000 ** Situated just a stones throw of the Braintree town centre and the A120, is this fully refurbished two bedroom maisonette with off road parking and it's very own private garden. The current owners have finished the property to an excellent standard both internally and externally, making this an ideal first time purchase or a buy to let investment. The internal accommodation consists of a well appointed sitting room, a refitted kitchen, two sizeable bedrooms and a contemporary bathroom suite.



Property Details.

Entrance Hall

UPVC door & window to side, smooth ceiling, vinyl floor

Lounge



11' 2" x 9' 2" (3.40m x 2.79m) UPVC door to front, smooth ceiling, carpet, double glazed window to front, electric radiator, television point, telephone point

Kitchen



6' 6" x 11' 6" (1.98m x 3.51m) Smooth ceiling, vinyl floor, double glazed window to rear, matching wall & base units, roll edge worktops, stainless steel sink with inset drainer, electric cooker point, tiled splashback, space for fridge/freezer, plumbing for washing machine

Property Details.

Bedroom One



14' 1" x 10' 5" (4.29m x 3.17m) Smooth ceiling, electric radiator, carpet, double glazed window to rear,

Bedroom Two



9' 3" x 5' 8" (2.82m x 1.73m) Smooth ceiling, electric radiator, carpet, double glazed window to front

Bathroom



Smooth ceiling, vinyl floor, heated chrome towel rail, opaque double glazed window to side, low level W/C, hand wash basin, extractor fan, panelled bath with shower over, part tiled walls

Rear Garden



Mainly laid to lawn, shared patio area, enclosed by panelled fencing, access to side via a wooden gate, outside light, shed to remain

Parking

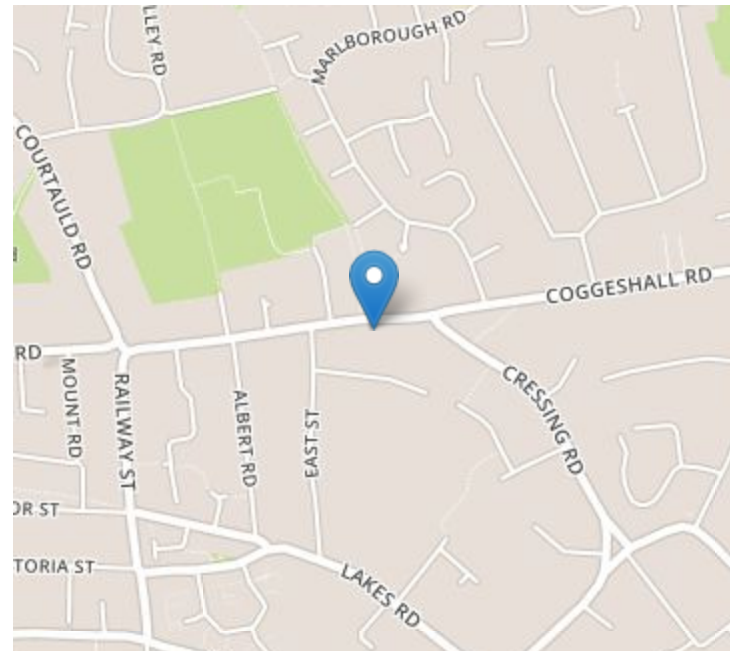
Driveway to front providing off road parking for one vehicle

Property Details.

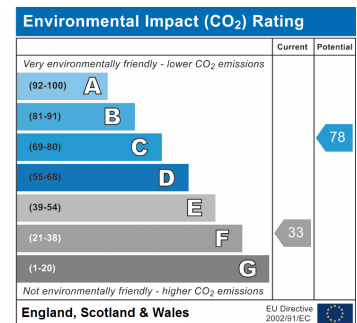
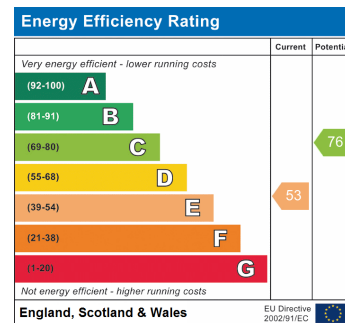
Floorplans



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.