



Connells

Kingsmead Park Coggeshall Road
Braintree

Kingsmead Park Coggeshall Road Braintree CM7 9EW

for sale guide price
£190,000



Property Description

Discover the pinnacle of serene living in this contemporary two bedroom detached park home, exclusively designed for the over 50's community.

Inside, you'll find two generously sized double bedrooms, providing plenty of space for relaxation and storage. The principal bedroom boasts its own ensuite, while a well-appointed family bathroom ensures maximum convenience for residents and guests alike.

The heart of the home is a spacious lounge/diner, perfect for both entertaining and unwinding in style. Air conditioning in the bedroom and lounge/diner offers welcome relief on warmer days, creating a cool retreat throughout the summer months.

The home enjoys a wrap around garden, complemented by a driveway and designated visitor spaces.

Enjoy convenience with proximity to local amenities in this charming community setting including a Tesco Superstore within walking distance.

Furthermore this home is a short distance to Braintree Town Centre and Braintree Train Station which direct links to London Liverpool Street, there is also a bus stop within walking distance which provides links to the Town Centre, Colchester City Centre and Chelmsford City Centre.

The A131 and A120 are also easily accessible providing excellent transport links to Chelmsford City and Stansted Airport.

Entrance Hall

Storage cupboard, loft hatch, radiator

Lounge/Diner

16' 10" x 16' 2" (5.13m x 4.93m)

Double glazed windows to front and side aspect, vaulted ceiling, downlighters, electric fire place, aircon, two radiators

Kitchen

15' x 7' (4.57m x 2.13m)

Inset stainless steel sink unit one and a half bowl with right hand drainer with cupboard under, working surfaces to the side with a matching range of wall mounted units with further drawers and cupboards under, built in oven, hob and extractor fan, integrated dishwasher, fridge/freezer and washing machine, storage cupboard housing the boiler, double glazed window to the rear aspect.

Bedroom One

13' 1" x 7' 7" (3.99m x 2.31m)

Built-in wardrobes with sliding doors, aircon, double glazed window to the front aspect, radiator

En-Suite

5' 7" x 5' 1" (1.70m x 1.55m)

Low level WC, vanity hand wash basin with

cupboards under, walk in shower cubicle,
double glazed window to the front aspect,
heated towel rail

Bedroom Two

10' 4" x 7' 7" (3.15m x 2.31m)

Built-in wardrobe, window to the side aspect,
radiator

Bathroom

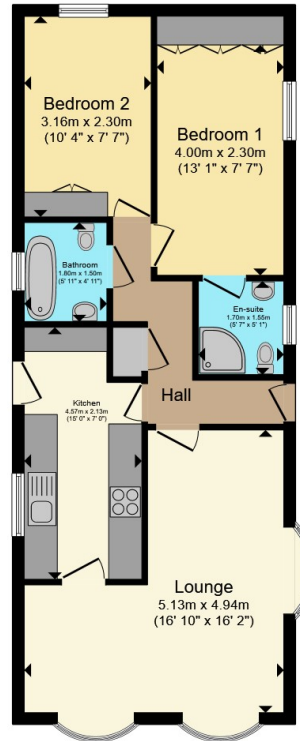
5' 11" x 4' 11" (1.80m x 1.50m)

Low level WC, vanity hand wash basin with
cupboards under, bath with shower above,
double glazed window to the rear aspect,
heated towel rail









Total floor area 60.9 m² (656 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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17 Great Square
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EPC Rating: Exempt
 Council Tax Band: A

Tenure:

view this property online connells.co.uk/Property/BRT308647

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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