



Connells
connells.co.uk 01376 552
FOR SALE

Connells

Coggeshall Road
Braintree

Coggeshall Road
Braintree CM7 9EP

for sale guide price
£280,000



Property Description

Step into a world of comfort and convenience as you enter this delightful two-bedroom end-of-terrace house, perfectly poised for your next chapter.

This home is being sold with No Onward Chain making it an ideal opportunity for a smooth and hassle free purchase.

Upon arrival, you'll be greeted by a welcoming living room that sets the tone for the warmth and character that awaits you inside. The dining room seamlessly leads onto the kitchen and conservatory.

The first floor offers two generously sized bedrooms and a four piece family bathroom.

Externally this well presented home benefits from a private rear garden and driveway parking.

This home offers the convenience of easy access to amenities, reputable schooling, Braintree Village and transportation including being within walking distance from Braintree Train Station with links to London Liverpool Street.

Additionally the A120 and A131 with links to Chelmsford City and Stansted Airport offer great commuting links nearby.

With its prime location and ample living space, it truly offers the best of both worlds.

Living Room

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

Double glazed bay window to the front aspect, two radiators, fireplace.

Dining Room

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

Double glazed window to the rear aspect, radiator, storage cupboard, stairs leading to the first floor, cast iron fireplace.

Kitchen

8' 5" x 8' (2.57m x 2.44m)

Inset stainless steel sink unit with left hand drainer with cupboard under, working surfaces to the side with a matching range of wall mounted units with further drawers and cupboards under, space for cooker and further appliances, double glazed window to the rear aspect, double glazed window and door to the side aspect.

Conservatory

8' x 6' 8" (2.44m x 2.03m)

Double glazed window to the side aspect, double glazed door to the rear aspect.

First Floor Landing

Storage cupboard, loft access.

Bedroom One

13' 7" x 12' 4" (4.14m x 3.76m)

Two double glazed windows to the front

aspect, radiator.

Bedroom Two

11' 7" x 9' 4" (3.53m x 2.84m)

Double glazed window to the rear aspect, radiator.

Family Bathroom

Low level WC, pedestal hand wash basin, walk in shower cubicle, paneled bath, radiator, heated towel rail, double glazed windows to the side and rear aspect.

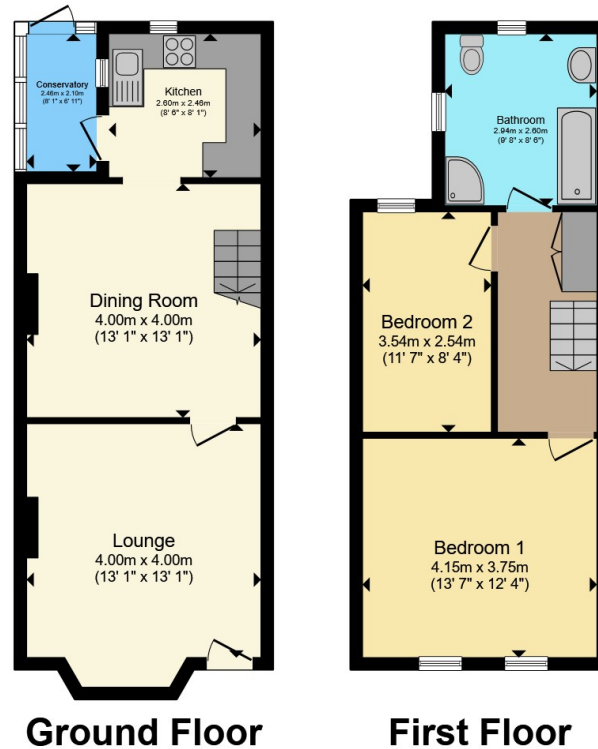
Agents Notes

"Please be aware that we require ID and proof of address from all buyers prior to formally processing any accepted offers. An AML fee of £80 (including vat) is also payable at this stage and covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead"









Total floor area 81.9 m² (882 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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Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

EPC Rating: D Council Tax Band: B

Tenure: Freehold

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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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