



396 COGGESHALL ROAD, BRAINTREE CM7

OFFERS OVER £270,000

3 Bedrooms | 1 Bathrooms | 1 Reception

**** UNEXPECTEDLY BACK ON THE MARKET - COMPLETE ONWARD CHAIN **** Situated along the historic Coggeshall Road, Branocs Estates are pleased to offer to the market this three bedroom semi-detached family home. The current owners have been in situ for two years, and in that time have modernised the property and also received planning permission for an extension (please see images or follow the link in the description for further details). The accommodation comprises currently of; an open plan lounge through to kitchen/diner, three well-proportioned bedrooms and a family bathroom, whilst externally there is a southerly rear garden and driveway parking to the direct rear.

As noted, the property is found upon Coggeshall Road and therefore has an array of amenities nearby, i.e Tesco Marks Farm superstore, both primary & secondary schooling, parks and playing fields. Further afield is the town, Braintree Designer Village and both stations, which all offer a more comprehensive range of facilities and a direct line into London's Liverpool Street. We highly advise an early appointment to view.



Entrance Porch

Carpet flooring. Window to side. Door into:

Lounge

4.32m x 5.40m (14' 2" x 17' 9") Laminate wood flooring. Bay window to front. Two radiators. Stairs rising to First Floor. Under stairs storage cupboard. Feature log burning stove. Open to:

Kitchen/Diner

2.67m x 2.68m (8' 9" x 8' 10") A modern kitchen suite comprising of a range of wall and base level units with roll edge worktops. Space for dishwasher, tumble dryer, washing machine and fridge/freezer. Integral oven with four ring gas hob and extractor over. Stainless steel one and a half bowl sink with mixer tap & drainer. Laminate tile effect flooring. Window to side. Patio doors leading to the rear garden. Tiled splashbacks.

Landing

Carpet flooring. Window to side. Loft access hatch.

Bedroom One

3.05m x 3.61m (10' 0" x 11' 10") Carpet flooring. Window to rear. Radiator. Storage cupboard housing boiler. Fitted wardrobes.

Bedroom Two

3.18m x 3.38m (10' 5" x 11' 1") Carpet flooring. Window to front. Radiator.

Bedroom Three

2.11m x 2.48m (6' 11" x 8' 2") Carpet flooring. Window to front. Radiator.

Bathroom

Consisting of a p-shape bath with mixer tap & shower attachment over, low level WC and a wash hand basin with mixer tap inset to vanity unit. Laminate tile effect flooring. Obscure glazed window to rear. Chrome heated towel rail. Tiled walls.

Front Garden

Pathway to front entrance door. Lawn area. Border hedgerows.

Rear of Property

The southerly rear garden initially commences with a paved patio area with a pathway leading to the direct rear. Lawned area. Sheds to remain. Enclosed by panel fencing. Rear access gate to the driveway.

Driveway

Double driveway to the rear of the property.

Planning Permission

There is currently plans in place for extension.

[https://publicaccess.braintree.gov.uk/online-applications/applicationDetails.do?](https://publicaccess.braintree.gov.uk/online-applications/applicationDetails.do?keyVal=PF8X7HBFKCB00&activeTab=summary)

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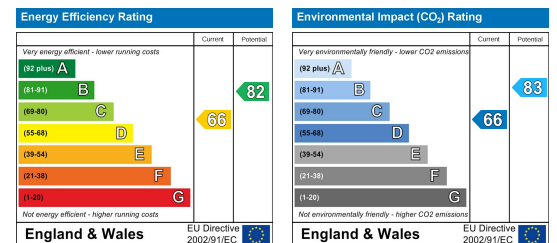
Area Map

Floor Plans



This floor plan is not to scale and is for illustrative purposes only. We make no guarantee, warranty or representation as to its accuracy and completeness.

Energy Efficiency Graph



Branocs endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



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