



## 160 CHURCH STREET, BRAINTREE CM7

OFFERS IN EXCESS OF £220,000

2 Bedrooms | 1 Bathrooms | 1 Reception

**\*\* CALLING ALL FIRST TIME BUYERS \*\*** This charming two DOUBLE bedroom Cottage within the heart of the picturesque village of Bocking is a great find, with well proportioned bedrooms, together with a spacious Living Room, and Kitchen/Diner. Bursting with character features throughout, the property comes with its own private rear garden which is largely paved, giving an easy maintenance finish. Just a stones throw from nearby village amenities, early viewing is highly advised in order to appreciate the accommodation on offer.

**\*\* GUIDE PRICE £220,000 - £230,000 \*\***



## GROUND FLOOR

### Lounge 13'3 x 10'4 (4.04m x 3.15m)

Carpet flooring, double glazed window to front, radiator, feature brick fireplace with log burner, stairs rising to first floor, under stairs storage cupboard, door to;

### Kitchen 13'2 x 10'6 (4.01m x 3.20m)

Tiled flooring, matching wall & base units, stainless steel sink with mixer tap, spaces for oven, fridge/ freezer & washing machine, stable door leading to garden.

## FIRST FLOOR

### Landing

Carpet flooring, radiator, doors to;

### Bedroom One 12'7 x 10'8 (3.84m x 3.25m)

Wooden flooring, radiator, double glazed window to front, cast iron feature fireplace.

### Bedroom Two 11'1 x 6'9 (3.38m x 2.06m)

Carpet flooring, radiator, double glazed window to rear, airing cupboard.

### Bathroom

Vinyl flooring, bath with shower over, pedestal hand wash basin, WC, radiator.

## EXTERIOR

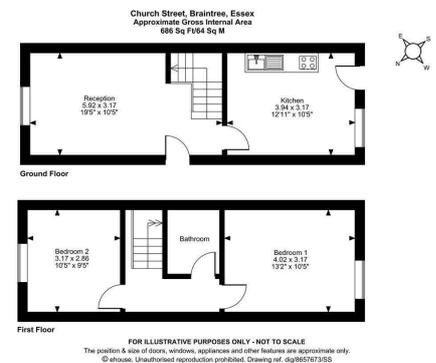
### Garden

Enclosed garden with raised paved seating area, gate to front access, two sheds.

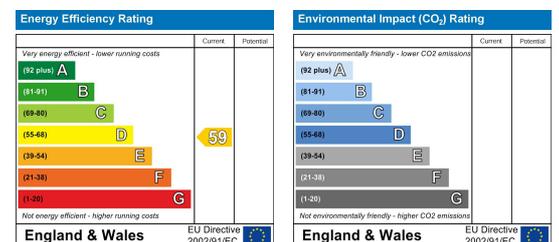
## Area Map



## Floor Plans



## 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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