



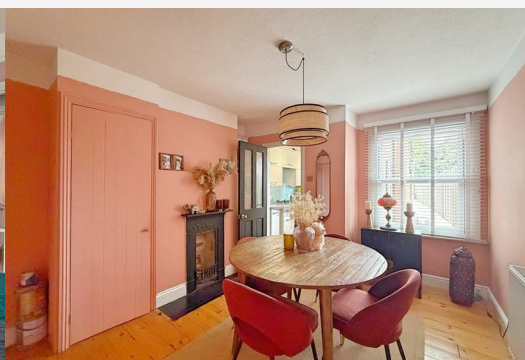
## 60 CHURCH STREET, BRAINTREE CM7

OFFERS IN EXCESS OF £250,000

2 Bedrooms | 1 Bathrooms | 2 Receptions

**\*\* IDEAL FIRST TIME BUY \*\*** Situated within the picturesque village of Bocking, close to an array of village amenities, this SUPERBLY PRESENTED two bedroom property with DRESSING ROOM makes for an ideal first time purchase, offering charm and character throughout blended with modern fittings and pristine decor. Benefitting from a great size rear garden with raised decking seating area, the property offers TWO reception rooms, a well fitted kitchen, ground floor bathroom, and spacious DOUBLE bedrooms. Viewing is a must in order to truly appreciate the character and charm that this attractive cottage has to offer.

**\*\* GUIDE PRICE £250,000 - £260,000 \*\***





GROUND FLOOR

Entrance

Composite entrance door leading to;

Lounge 10’11” x 10’11” (3.33 x 3.33)

Exposed floorboards, double glazed sash window to front aspect, radiator, picture rail, feature open fireplace, opening to;

Dining Room 10’11” x 8’11” (3.35 x 2.74)

Exposed floorboards, double glazed sash window overlooking the garden, feature fireplace, understairs cupboard, radiator, door leading to;

Kitchen 6’7” x 5’8” (2.01 x 1.73)

Fitted kitchen with four ring gas hob, oven beneath, extractor hood above, single bowl sink unit, space for washing machine. Door leading to;

Rear Lobby

UPVC double glazed door providing access to the rear garden and door to;

Ground Floor Bathroom

Freestanding bath, wall mounted wash hand basin, low level WC, tiled splashbacks, wall mounted extractor fan, double glazed window to rear aspect.

FIRST FLOOR

Landing

Stairs rising from inner hall with exposed floorboards and doors to;

Bedroom One 10’11” x 11’10” (3.33 x 3.63)

Exposed floorboards, double glazed sash window to rear aspect, radiator

Bedroom Two 10’11” x 10’9” (3.33 x 3.30)

Exposed floorboards, storage cupboard, double glazed sash window to front aspect, radiator, opening to;

Dressing Room 9’3” x 5’8” (2.84 x 1.75)

Exposed floorboards, double glazed sash window to rear aspect

EXTERIOR

Rear Garden

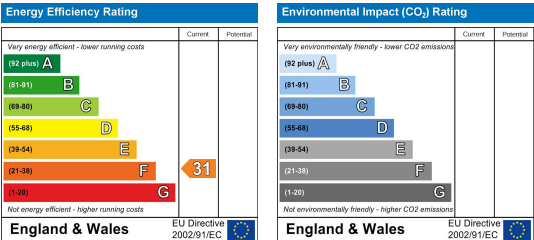
Commencing with a patio area leading to lawn. Fully enclosed with shed to remain. Side gate providing access to the front via neighbouring right of way.

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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