Land PARTNERS

01376 328 297

- Three bedrooms
- Kitchen/Dining Room
- Reception Room
- Utility Room
- Views across open fields
- Garage
- AVAILABLE NOW: £1250 per month

# To let: 405 Coggeshall Road, Braintree, Essex, CM77 8AA

**www.landpartners.co.uk**

**Email: info@landpartners.co.uk**

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**Local area:** Braintree is an historic market town with a range of shops and amenities including several restaurants and designer outlets at the nearby Braintree Village.
The town benefits from a direct rail link to Chelmsford and London Liverpool Street Stations.
The property itself lies on the edge of the town within walking distance of Tesco Marks Farm.

Windows facing the road have the benefit of acoustic insulated glass.
The house benefits from an active ventilation system

**GROUND FLOOR**

Back door and rear hallway leading to:

KITCHEN/DINING ROOM: 5.48m x 3.09m
Range of fitted base and eye level units with worktop over. Built in gas oven with separate hob. Wood-effect lino floor. UPVC windows to front and rear aspects. Satellite TV cable.

BATHROOM 1.81m x 1.53m
Bath with shower over, white tiles, vanity unit with inset basin

SEPARATE W.C

Off the kitchen is the:

UTILITY ROOM/LARDER L-SHAPED 1.97m X 0.89m & 1.96m x 1.24m
Space for washing machine and tumble dryer. Shelving. Lino floor.

SITTING ROOM 3.54m x 3.04m
UPVC windows to front. Wood-effect lino floor, open fireplace.
Satellite TV cable.

FRONT HALLWAY
UPVC front door and wood-effect lino flooring. Carpeted stairs to:

**FIRST FLOOR:**

LANDING: Airing cupboard housing gas combi boiler

BEDROOM ONE - Double bedroom with double aspect 5.55m x 3.10m
Carpet. Satellite TV cable.

BEDROOM TWO – Double bedroom with front aspect 3.13m x 3.02m
Carpet.

BEDROOM THREE - Single bedroom with rear aspect 3.20m x 2.45m
Carpet.

**EXTERIOR:**
The property has a large rear garden with view to the open countryside beyond. A paved patio area is directly outside the back door. There is a driveway to the side of the house with ample provision for parking, as well as a brick and flint garage.

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Kitchen/Dining Room

Sitting Room

Bedroom Two

Bathroom

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Back of house

Rear Garden

Garage

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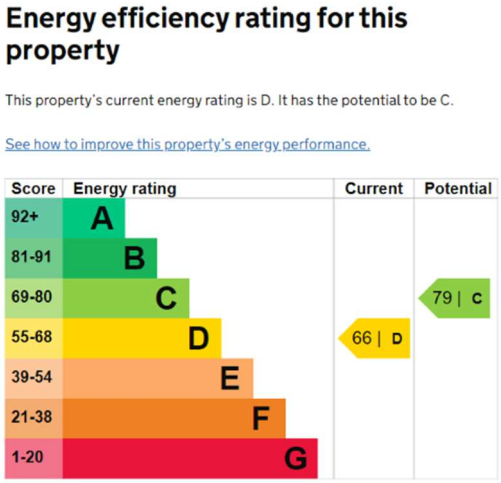
Location




EPC Rating: D

Local Authority: Braintree District Council

Council Tax Band: B

List of applicable tenant fees available on the Land Partners website

Room sizes are approximate

Viewings by appointment with agent