

01376 328 297



- Newly refurbished
- Three bedrooms
- 2 bathrooms
- Kitchen/Dining Room
- Reception Room
- Utility Room
- Views across open fields
- Off street parking
- AVAILABLE NOW: £1450 per month

To let: 403 Coggeshall Road, Braintree, Essex, CM77 8AA

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.

The property fronts the A120 but 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. Storage under stairs.

KITCHEN/DINING ROOM: 5.49m X 3.09m.

Range of fitted base and eye level units with worktop over. Built in electric oven with separate hob and extractor. Wood-effect lino floor. UPVC windows to front and rear aspects. Satellite TV cable. Through to:

UTILITY: 3.19m X 1.97m.

Fitted units with worktop. Space for large fridge/freezer. Plumbing for washing machine and dishwasher.

Off the rear hallway is:

BATHROOM 1.82m x 1.58m.

Bath with shower over, white tiles, vanity unit with inset basin

SEPARATE W.C. 1.48m x 0.91m.



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Off the kitchen and rear hall is the:

SITTING ROOM 3.55m x 3.06m.

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: 3.83m x 3.05m.

Double bedroom. Carpet. Satellite TV cable.

SHOWER ROOM: 2.44m max x 1.61m max.

Walk in shower, w.c., hand basin, heated towel rail.

BEDROOM TWO: 3.14m x 3.02m.

Double bedroom with front aspect. Carpet.

BEDROOM THREE: 2.92m x 2.42m.

Single bedroom with rear aspect. Carpet.

EXTERIOR: The property has a large rear garden with views to the open countryside beyond. A paved patio area is directly outside the back door. There is a driveway and parking to the rear, together with a garden store.



Kitchen and Utility



Utility Room



Sitting Room



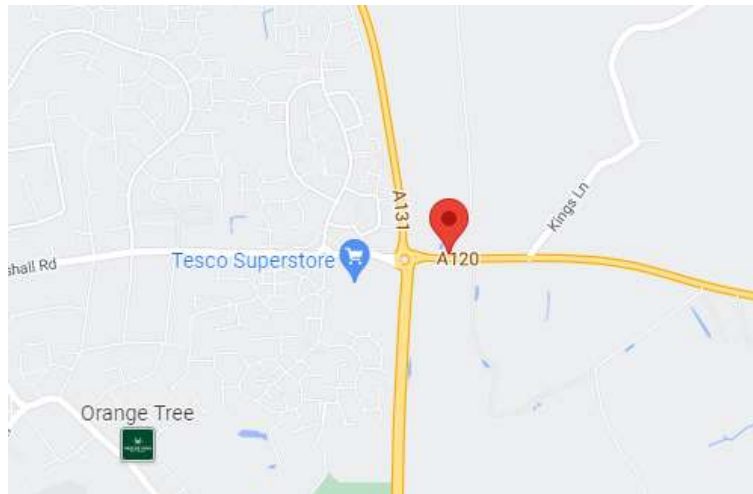
Bedroom One



Upstairs Shower Room & W.C.



Rear of house



Location plan

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

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 c
55-68	D	66 d	
39-54	E		
21-38	F		
1-20	G		

EPC Rating: D