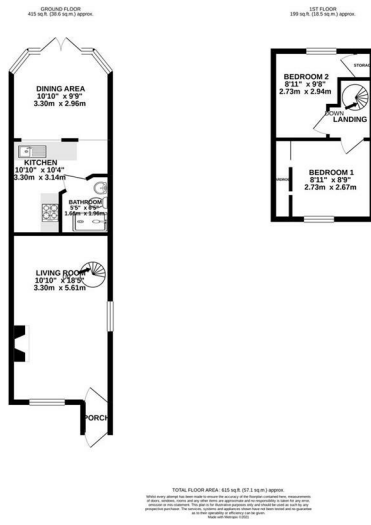




Keith
Ashton

Brentwood Road, Ingrave
Brentwood



87 Brentwood Road, Ingrave, Brentwood, CM13 3NU

**** Guide Price £375,000 - £400,000 **** Presented throughout to a beautifully high standard is this trendy two bedroom end of terrace cottage, located within the sought after village of Ingrave. Accessed via a storm porch, the open living space features exposed brickwork, wood burner and cast iron spiral staircase giving the room a contemporary feel. To the rear is a modern kitchen with integrated appliances that is open through to the conservatory which is currently used as a dining room.

Upstairs, each of the bedrooms are of decent sizes with the master bedroom benefitting from a wall of built-in wardrobes, while the second bedroom also has built-in storage. The internal accommodation is completed by the stylish shower room that is located on the ground floor.

Externally, the property enjoys a sizeable west facing rear garden that commences with a paved patio area with the remainder laid to lawn. At the foot of the garden is a gate providing a short cut to Ingrave Johnstone School in one direction and Thorndon Country Park in the other. There is off-street parking for two cars provided via a brick paved driveway to the front.

Guide Price **£375,000**

SERVICES:

Local Authority: Brentwood
Council tax band: D
Post code: CM13 3NU

VIEWING:

Strictly by prior arrangement with Keith Ashton Estate Agents

OPENING HOURS:

Monday to Friday: 8.45AM - 6.30PM | Saturdays: 9AM - 5.30PM | Sundays: 10AM - 2PM

MORTGAGE INFORMATION: We offer the additional facility of an in-house Independent Financial Adviser who will access all mortgage lenders with the purpose of providing you with the benefit of choice. For quotations or comparables please call 01277 260858 or visit our interactive website at www.mortgagebusiness.net

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-------------------------|---|-------------------------|
| Current | Potential | Current | Potential |
| Very energy efficient - lower running costs | | Very environmentally friendly - lower CO ₂ emissions | |
| (82 plus) A | | (82 plus) A | |
| (69-81) B | | (69-81) B | |
| (55-68) C | | (55-68) C | |
| (39-54) D | | (39-54) D | |
| (29-38) E | | (29-38) E | |
| (15-28) F | | (15-28) F | |
| (1-14) G | | (1-14) G | |
| Not energy efficient - higher running costs | | Not environmentally friendly - higher CO ₂ emissions | |
| EU Directive 2002/91/EC | EU Directive 2002/91/EC | EU Directive 2002/91/EC | EU Directive 2002/91/EC |
| England & Wales | England & Wales | England & Wales | England & Wales |



We the Agent have not tested any apparatus, fittings or services for this property. The plot size is intended merely as a guide and has not been officially measured or verified by the Agent. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. As part of the service we offer we may recommend ancillary services to you which we believe may help you with your property transaction. We wish to make you aware, that should you decide to use these services we will receive a referral fee. For full and detailed information please visit 'terms and conditions' on our website www.keithashton.co.uk

