



## 10 Mill View Coggeshall Road, Bradwell, Braintree, Essex, CM77 8EF

£400,000

- Four bedrooms
- Lounge/ diner
- Viewing advised
- Single garage and parking
- Fitted kitchen
- Overlooking countryside
- utility and downstairs cloakroom



# 10 Mill View Coggeshall Road, Braintree CM77 8EF

Philip James Estates are please to offer for sale this four bedroom family house with off road parking and single garage. The property consists of lounge/diner, fitted kitchen, utility and cloakroom to the ground floor. To the first floor there are four bedrooms and family bathroom. Large rear garden overlooking countryside.



Council Tax Band: C



#### Hallway

Composite front door leading to hallway, radiator, stairs to first floor, doorway to :-

#### Lounge Area

12'5" x 11'10"

Double glazed window to front aspect, feature radiator, wood effect flooring, wood burner inset to fireplace with wood mantle, arch to :-

#### Dining Area

15'7" x 8'4"

Wood effect flooring open to :-

#### Kitchen

15'10" x 8'9"

Double glazed windows to rear and side aspects, range of base and eye level units, integral dishwasher, washing machine, fridge/freezer, one and half bowl with mixer tap set, double oven, electric hob and extractor over. Feature radiator, inset spot lights and feature radiator to compliment. Part glazed door to :-

#### Utility Room

12'6" x 6'1"

Double glazed window to rear aspect, range of cupboards, space for tumble dryer, tiled floor, feature radiator and inset lights to compliment. Double glazed door to rear aspect.

#### Downstairs Cloakroom

Double glazed window to side aspect, low level WC, wash hand basin inset to vanity and storage units. feature radiator.

#### Stairs and Landing

Stairs rising to first floor, loft hatch, doors to :-

#### Bedroom One

12'0" x 8'10"

Double glazed window to front aspect, radiator, built in wardrobe.

#### Bedroom Two

12'5" x 9'1"

Double glazed window to front aspect, radiator, storage cupboard,

#### Bedroom Three

11'9" x 7'7"

Double glazed window to rear aspect, radiator

#### Bedroom Four

8'7" x 7'7"

Double glazed window to rear aspect, radiator.

#### Family Bathroom

Double glazed window to rear aspect, low level WC, panel bath with shower over, shower screen, wash hand basin, radiator

#### Rear Garden

Enclosed rear garden overlooking countryside, commencing with a patio area with remaining laid to lawn, side pedestrian access to :-

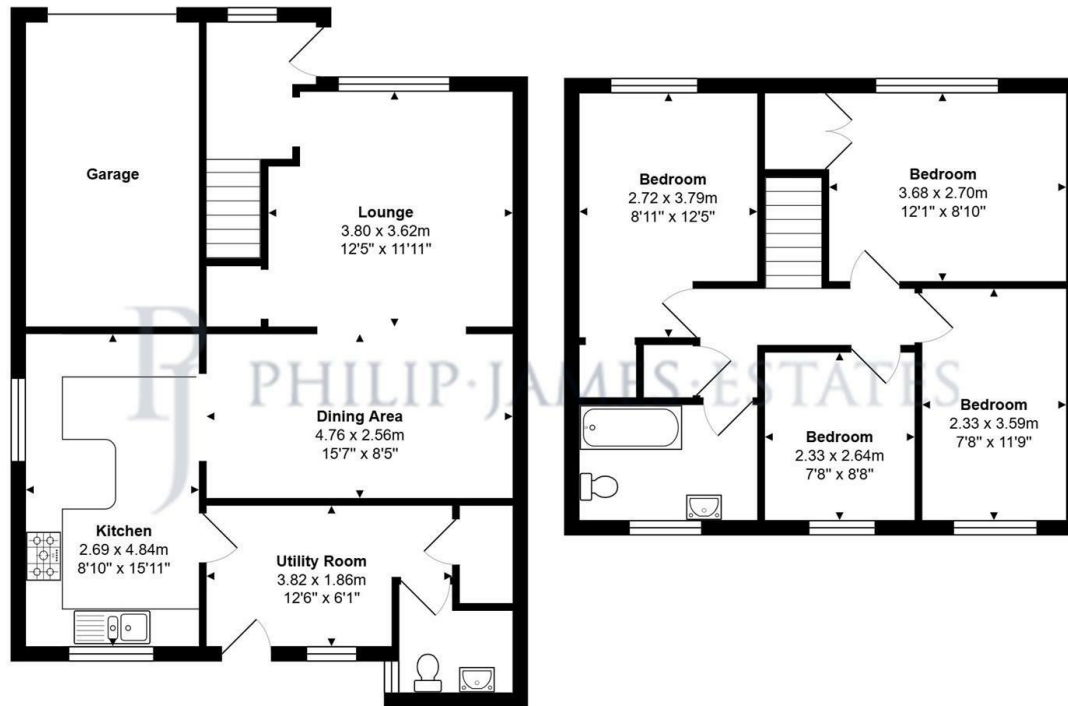
#### Front Garden/Parking

Font garden with some shrubs, off road parking for two to three cars, single garage with up and over door.









Total Area: 121.4 m<sup>2</sup> ... 1307 ft<sup>2</sup>

Measurements are approximate for illustrative purposes only and may have been taken from the widest area  
Floorplan Copyright The Estate Agents Photographer  
www.theestatesagentsphotographer.co.uk



## Directions

## Viewings

Viewings by arrangement only. Call 01376563656 to make an appointment.

## Council Tax Band

C

| Energy Efficiency Rating                           |         |           |
|----------------------------------------------------|---------|-----------|
|                                                    | Current | Potential |
| Very energy efficient - lower running costs        |         |           |
| (92 plus) <b>A</b>                                 |         |           |
| (81-91) <b>B</b>                                   |         |           |
| (69-80) <b>C</b>                                   |         |           |
| (55-68) <b>D</b>                                   |         |           |
| (39-54) <b>E</b>                                   |         |           |
| (21-38) <b>F</b>                                   |         |           |
| (1-20) <b>G</b>                                    |         |           |
| Not energy efficient - higher running costs        |         |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC |         |           |