

FOR SALE

'The Firs' 9 Stileman's Wood, Braintree, Essex CM77 8GR



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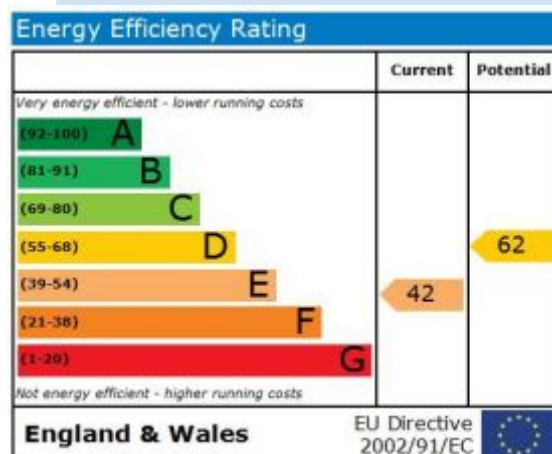


AN OPPORTUNITY TO PURCHASE THIS DETACHED CHALET STYLE PROPERTY WITH POSSIBLE DEVELOPMENT POTENTIAL (S.T.P.) AND SITUATED ON A GOOD SIZE PLOT ON THE OUTSKIRTS OF BRAINTREE

- 2 Ground Floor Bedrooms
- Lounge
- Dining Room
- Kitchen
- Detached Garage
- Breakfast Room
- First Floor Rooms
- Ample Parking
- Good Sized Plot
- Out-Buildings (pre-cast concrete double garage plus)

£275,000 Freehold

For further information or to arrange a viewing please call [01376 322222](tel:01376322222)



Number 9 Stileman's Wood is an unusual detached chalet style property in need of extensive modernisation and improvement throughout, but is situated on a good sized plot, with the possible potential for re-development (S.T.P.). The property is situated on the outskirts of town with easy access to the by-pass and also close to the town centre with its excellent all round facilities.

Accommodation with approximate room sizes is as follows –

ON THE GROUND FLOOR

Hall leads to –

FRONT LOBBY with further door leading to –

ENTRANCE HALL with radiator. Stairs to first floor. Airing cupboard. Built in cupboard. Doors to –

LOUNGE 15' 1" x 14' 4" (4600 x 4300). Leaded bay window to front and additional leaded window to side. Fireplace. Radiator. Folding door through to :

DINING ROOM 12' 6" x 12' 7" (3800 x 3800). Serving hatch to kitchen. Windows and doors to side and rear. Radiator.

STUDY 8' 5" x 9' 9" (2500 x 2900). Part bay window. Radiator. Understairs cupboard.

BREAKFAST ROOM 10' 5" x 9' 7" (3100 x 2900). Serving hatch, Opening to kitchen. Door to boiler cupboard with oil boiler. Door through to –

KITCHEN 12' 3" x 12' 1" (3700 x 3600). Window to outside. Radiator. The kitchen has fitted units including wall mounted units and work surfaces with drawer and base units. Built in oven and hob. Inset sink. Door leads to rear lobby, which has door to outside. Door to further lean to and door to –

GROUND FLOOR CLOAKROOM with W.C. and wash hand basin.

BEDROOM 1 14' 2" into bay x 9' 8" (4300 x 2900). Bay window. Radiator. Door to –

EN-SUITE with 4 piece suite.

BEDROOM 2 10' 11" x 8' 11" (3300 x 2700). Window. Radiator. Door to –

EN-SUITE with 4 piece suite.

GROUND FLOOR BATHROOM with 3 piece suite with towel rail.

ON THE FIRST FLOOR

LANDING with doors to –

BEDROOM 3 15' x 10' (4500 x 3000). Irregular shape. Windows to side.

KITCHENETTE AREA Door to outside.

KITCHEN 12' x 11' (3600 x 3300). Door to outside. Sink unit. Door through to –

BEDROOM 4 14' x 12' 6" (4200 x 3800). Triple aspect. Radiator.

OUTSIDE:-

As previously mentioned the property is situated on a good sized plot with possible development potential (subject to planning permission).

The property has an in-and-out driveway, which extends around the rear of the property.

The gardens are mainly of concrete or brick block paviour area. Raised flower beds. DOUBLE GARAGE and car port for parking plus a separate single garage, and an abundance of trees and bushes and shrubs, but as per the property the garden is in need of some attention.

SERVICES:

MAIN SERVICES ARE CONNECTED TO THE PROPERTY, WITH THE EXCEPTION OF GAS.

Note: We have not tested any of the services.

VIEWING: By appointment with the sole agents JOSCELYNE CHASE TEL: (01376) 322 222.

Agents Note:

The property will be sold subject to an average provision, details of which will be agreed prior to exchange of contracts.



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These particulars are believed to be correct
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