



**16 ASHPOLE ROAD**

Bocking, Braintree, CM7 5LW

**Guide price £350,000 to £375,000**

**DAVID  
BURR**





## 16 Ashpole Road, Bocking, Braintree, Essex, CM7 5LW

16 Ashpole Road is a well situated detached property enjoying a generous corner plot within this quiet cul-de-sac. Whilst the property would benefit from a degree of updating and improvement it offers a unique opportunity for a purchaser to acquire a pleasantly situated family home in a popular area.

A glazed and panelled door accesses the reception hall which has a panelled door off to the generously proportioned sitting room which benefits from a dual aspect and a feature fire surround. A square arch opens to a later addition, which forms the garden room, has patio doors to a large terrace with the garden beyond making it ideal for entertaining. A door leads to a lobby with a useful understairs storage cupboard. The dining room is situated to the front elevation and has a glass screen separating it from the kitchen. The kitchen is fitted with a range of floor and wall mounted units and has a one and a half bowl sink, plumbing for a washing machine, a Worcester gas boiler, and views to the rear garden and a door through to a useful covered passage between the garage and the house.

The stairs rise to a galleried landing which has a window giving views to the garden and the roofline beyond. There are three generously proportioned bedrooms, two of which are situated to the front elevation of the property, with the largest having a range of wardrobes and a bulk head unit, and a wardrobe. The second bedroom benefits from extensive wardrobe space and the third bedroom is situated to the rear, over looking the garden and has further useful storage space. The three bedrooms are served by a newly refurbished bathroom which is tiled to dado height and has a 'P' shaped bath with a shower above, a pedestal wash hand basin, matching WC and appealing lino flooring.

### Outside

The property is approached via an attractive paved drive which provides parking in front of the attached garage. Rear access is afforded on both sides of the property and there is a path leading to the front door. The property benefits from a wrap around garden which has mature hedge screening on all sides, and large expanses of lawn adjacent to the paths surrounding the house. The rear garden is of a generous size and provides a high degree of privacy, and there is a large terrace accessed from the garden room, beyond which are expanses of lawn and well stocked borders which have a variety of shrubs and perennials providing year round colour and interest.

The well presented accommodation comprises:

Detached family home in a popular location	Scope for enlargement (STP)
Three reception rooms	Three bedrooms
Refurbished bathroom	Large wrap around garden
Garage and outside WC	NO ONWARD CHAIN

### Agents notes:

The property offers a unique opportunity for further development and enlargement subject to the necessary planning contents.

Please note that the title is unregistered.

### Location

The town of Braintree has many facilities and services including a mainline station to London Liverpool Street, the shopping centre of Freeport is a short drive and the A120 gives fast access to the M11 and Stansted Airport.

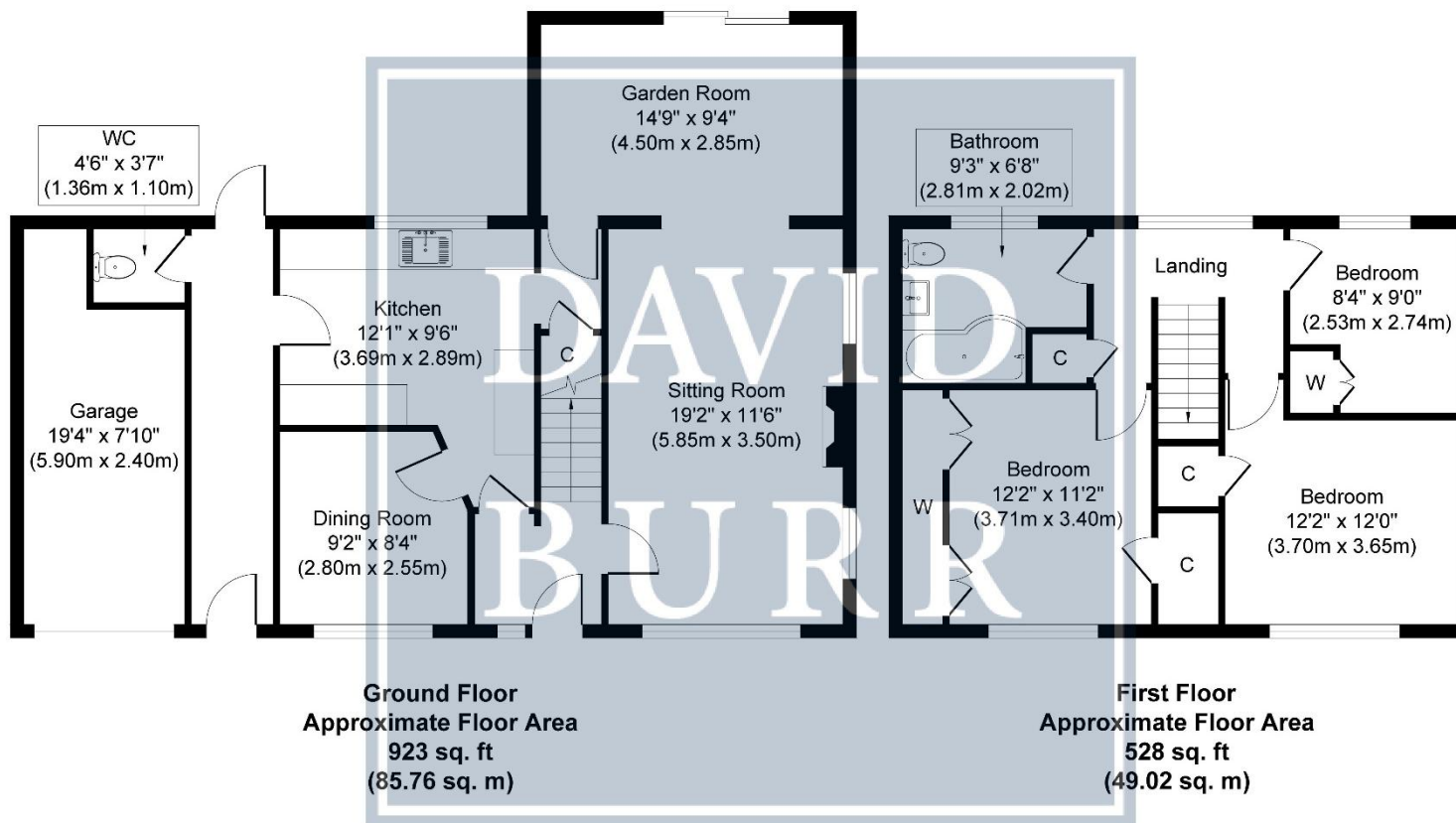
### Access

Colchester 16 miles	Braintree – Liverpool Street 60 mins
Chelmsford 14 miles	Stansted Approx 30 mins
Bishops Stortford 21 miles	M25 J27 approx 40 mins









Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Additional information

Services: Main water, electricity and drainage

Gas fired heating to radiators. EPC rating: D Council tax band: D

Tenure: Freehold

Broadband speed: up to 1000 Mbps (Ofcom).

Mobile coverage: EE, O2, Vodafone (Ofcom).

None of the services have been tested by the agent.

Local authority: Braintree District Council (01376) 552 525.

Viewing strictly by appointment with David Burr. [DAVIDBURR.CO.UK](http://DAVIDBURR.CO.UK)

## Contact details

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**DAVID  
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