



**Claud Ince Avenue, Cressing, Braintree, CM77 8HL**



**welcome to**

**Claud Ince Avenue, Cressing, Braintree**

William H Brown are pleased to offer this two double bedroom terraced house situated in the popular Village of Cressing and conveniently located within walking distance to Cressing Railway Station, Freeport Retail Park and A120.



### **Hallway**

Obscure double glazed window to front aspect. Stairs to first floor. Door leading to

### **Lounge**

11' 3" + bay recess x 9' 8" ( 3.43m + bay recess x 2.95m )

Double glazed bay window to front aspect. Radiator. Laminate flooring.

### **Dining Room**

8' 4" x 9' 3" ( 2.54m x 2.82m )

Double glazed window to rear aspect. Radiator. Laminate flooring.

### **Kitchen**

10' 4" x 8' 2" ( 3.15m x 2.49m )

Window to rear aspect. Double glazed door to rear garden. Range of matching base and eye level units with work surface over incorporating a one and a half stainless steel sink drainer with hot and cold mixer taps. Space for cooker and fridge freezer. Plumbing and space for washing machine. Radiator.

### **Landing**

Loft access. Doors leading to.

### **Bedroom One**

16' 5" max x 9' 8" max ( 5.00m max x 2.95m max )

Double glazed window to front aspect. Radiator. Large storage cupboard.

### **Bedroom Two**

8' 4" x 10' 9" ( 2.54m x 3.28m )

Double glazed window to rear aspect. Built in cupboard. Cupboard housing boiler. Radiator.

### **Bathroom**

Obscure double glazed window to rear aspect. Side panel bath with over head shower attachment. Low level WC. Pedestal hand wash basin.

### **Driveway**

Driveway providing off street parking for multiple cars. Access to rear garden.

### **Garden**

Commencing with decked seating area and remainder laid to lawn. Enclosed by panel fencing.



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## Claud Ince Avenue, Cressing Braintree

- Two Bedroom Terraced House
- Two Reception Rooms
- Double Glazing
- Gas Central Heating
- Short Distance to Cressing Station

Tenure: Freehold EPC Rating: C

**£270,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BTR109383 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
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