

Claud Ince Avenue, Cressing, Braintree, CM77 8HL

welcome to

Claud Ince Avenue, Cressing, Braintree

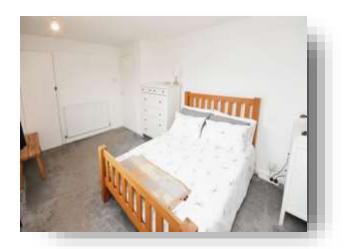
William H Brown are pleased to offer this two double bedroom terraced house situated in the popular Village of Cressing and conveniently located within walking distance to Cressing Railway Station, Freeport Retail Park and A120.













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





First Floor

This floor plan is for illustrative purposes only. It is not drewn to scale. Any measurements, floor areas (including any total floor areas), openings and orientation are approximate. No debting to state the any arror, creation or measurement. Aparty areas are garanteed, they cannot be relied upon for any purpose and they do not form part of any appearant. No leading to state the any arror, creation or measurement. Aparty must not upon the own impostations. Powered by were flooring and on the contraction of the own impostations.







Claud Indiana Map data ©2025

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BTR109383



Property Ref: BTR109383 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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