

Cressing Road, Braintree, CM7 3PP

welcome to

Cressing Road, Braintree

William H Brown are pleased to offer this two-bedroom semi-detached house, set down a private drive just off Cressing Road and located within walking distance of Braintree Town Centre, Railway Station, and a variety of local amenities.













Lounge

13' 7" x 11' 8" (4.14m x 3.56m)

Double glazed bay window to front aspect. Radiators. Feature fireplace. Door leading to:-

Kitchen / Diner

15' 4" x 9' 7" max (4.67m x 2.92m max)

Double glazed window to rear aspect. Double glazed door to rear garden. Range of matching base and eye level units with work surface over incorporating a stainless steel sink drainer with hot and cold mixer taps. Integrated oven. Four ring gas hob with overhead extractor fan. Plumbing and space for washing machine, Space for fridge freezer. Breakfast bar. Wall mounted boiler. Radiator.

Bathroom

Double glazed window to side aspect. Corner bath. Vanity hand wash basin. Low level WC.

Landing

Doors leading to:-

Bedroom One

11' 6" x 8' 8" (3.51m x 2.64m)

Double glazed window to front aspect. Radiator. Built in cupboard.

Bedroom Two

10' x 7' 11" (3.05m x 2.41m)

Double glazed window to rear aspect. Radiator. Built in cupboard.

Gardens

Front garden with an additional large garden accessed via a gate.

Parking

Garage with driveway to front and an additional allocated parking space.

Garage

16' 4" x 8' 8" (4.98m x 2.64m)





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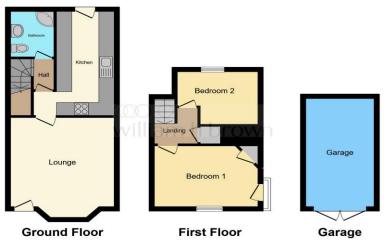
- Semi Detached House
- Character Property
- Two Bedrooms
- Double Glazing
- Gas Central Heating

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£275,000



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 letails 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.focialent.com









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Property Ref: BTR109866 - 0002 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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