

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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Cressing Road, Braintree

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

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers over

£260,000

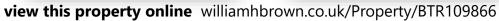








Please note the marker reflects the postcode not the actual property





Property Ref: BTR109866 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers 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) 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 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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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.