



## 63 CRESSING ROAD

Braintree, CM7 3PP

£310,000



COMMERCIAL | RESIDENTIAL | LETTINGS

[www.jamesandco.net](http://www.jamesandco.net)

- Semi Detached Period Property
- Three Bedrooms
- First Floor Bathroom
- Utility Area and Ground Floor Cloakroom
- Lounge and Dining Room with Fireplaces
- Good Sized Rear Garden
- Two Off Street Parking Spaces - Non Permit at the Front
- Five Minutes To Freeport





## Property Description

### THE PROPERTY

\*\* CHAIN FREE \*\* Period three bedroom property with a good sized garden and two off street parking spaces. Easy access to Freeport and only ten minutes from the train station.

Freehold

EPC - D

Council Tax - C

All main services connected

### THE LOCATION

The location of the property is ideally located within walking distance of local shops and within three quarters of a mile from Braintree Town Centre and within a mile and a half

from Braintree Station. With a bus stop towards the end of the lane in Crossing Road offering regular and easy access to Braintree Town Centre, Colchester and Chelmsford.

### ENTRANCE HALL

#### LOUNGE

11' 0" x 10' 0" (3.37m x 3.05m)

#### DINING ROOM

12' 11" x 12' 4" (3.94m x 3.77m)

#### KITCHEN

9' 11" x 8' 1" (3.03m x 2.47m)

### UTILITY AREA

8' 1" x 2' 3" (2.47m x 0.71m)

### CLOAKROOM

### FIRST FLOOR

#### LANDING

#### BEDROOM 1

11' 3" x 11' 0" (3.43m x 3.37m)

#### BEDROOM 2

12' 4" x 8' 3" (3.77m x 2.52m)

### BEDROOM 3

8' 1" x 7' 0" (2.47m x 2.15m)

### BATHROOM

### OUTSIDE

Off street parking for two cars with un-restricted parking on the road. Gated access leads to the good sized garden mainly laid to lawn with patio areas, outside tap.







**APPROX INTERNAL FLOOR AREA**  
82 SQ M 879 SQ FT

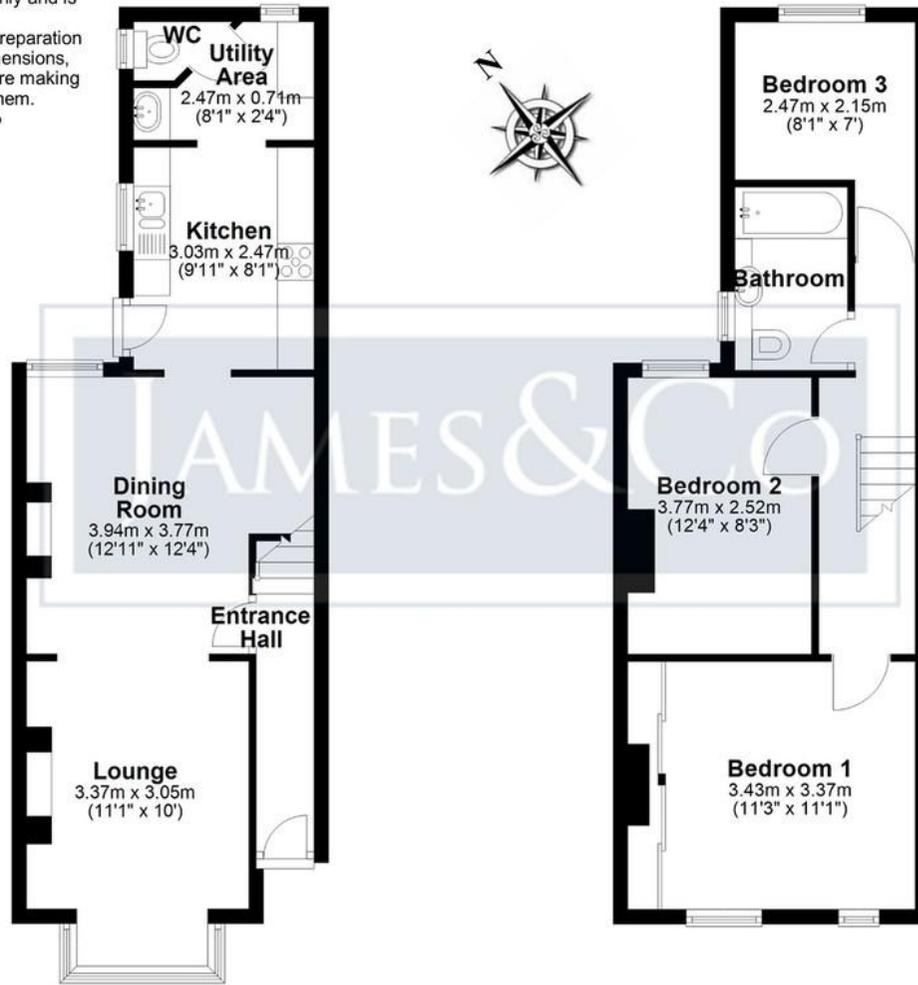
This plan is for layout guidance only and is **NOT TO SCALE**

Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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**Ground Floor**

**First Floor**



**COUNCIL TAX BAND**

Tax band C

**TENURE**

Freehold

**LOCAL AUTHORITY**

Braintree District Council

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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