Twelve Acres, Braintree, CM7 3RN

william h brown

welcome to

Twelve Acres, Braintree

GUIDE PRICE £325,000 to £350,000 William H Brown pleased to present this well maintained three-bedroom semi-detached family home. Offering excellent living accommodation, generous outdoor space and superb access to local amenities.

Hallway
Storage cupboard. Radiator. Stairs to first floor. Carpets.

Ground Floor Wc
Obscure double glazed window. Low level WC. Wall mounted hand wash basin. Radiator.

Lounge
15' 1" max x 12' 8" max (4.60m max x 3.86m max)
Double glazed window. Radiator. Carpets.

Kitchen / Diner
10' 8" x 15' 9" (3.25m x 4.80m)
Double glazed window. Double glazed French doors to rear garden. Range of matching base and eye level units with work surface over incorporating a sink drainer with hot and cold mixer tax. Integrated oven. Four ring gas hob. Overhead extractor fan. Plumbing and space for washing machine. Breakfast Bar. Laminate flooring. Vertical radiator.

Landing
Loft access. Doors leading to:-

Bedroom One
11' 6" max x 9' 2" max (3.51m max x 2.79m max)
Double glazed window. Radiator. Built in wardrobe. Carpets.

Bedroom Two
11' 11" max x 9' 6" max (3.63m max x 2.90m max)
Double glazed window. Radiator. Carpets.

Bedroom Three
9' 6" x 7' 4" (2.90m x 2.24m)
Double glazed window. Radiator. Storage cupboard. Carpets.

Bathroom
7' 7" x 6' 3" (2.31m x 1.91m)
Obscure double glazed window. Side panel bath and overhead shower. Low level WC. Vanity hand wash basin,

Garden
Low maintenance rear garden with patio paving area and remainder artificial lawn. Cabin to the rear. Enclosed by panel fencing.

Cabin
19' 8" max x 9' 10" max (5.99m max x 3.00m max)
Double glazed sliding doors. Double glazed door. Inset spot lights. Laminate flooring.

Garage & Parking
16' 5" x 9' 10" (5.00m x 3.00m)
Up and over door with off street parking in front of.

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Twelve Acres, Braintree

- Three Bedroom Semi-Detached
- Well Presented Throughout
- Popular Marks Farm Development
- Walking Distance to Town Centre
- Easy Access to A120

Tenure: Freehold EPC Rating: C
Council Tax Band: D

guide price

£325,000 - £350,000

Total floor area 109.8 m² (1,182 sq.ft.) approx

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.propertybox.io

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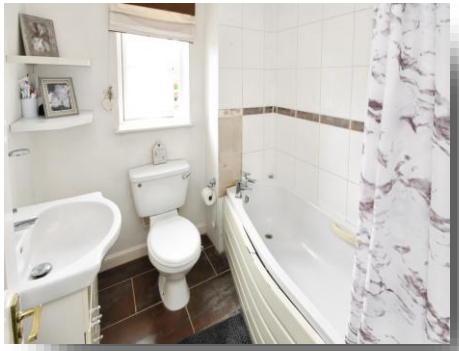

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BTR110525

The Property Ombudsman

Property Ref:
BTR110525 - 0004

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