



- Three bedroom house
- Semi detached
- Driveway & Parking
- Marks Farm Development
- Easy access to A120
- Walking distance of local amenities
- Two reception rooms
- Lyons Hall School Catchment

## 6 Crabs Croft, Braintree, Essex. CM7 3RZ

Forming part of the popular Marks Farm Development, which falls within the catchment area for the OFSTED outstanding Lyons Hall Primary School is this well presented three bedroom semi detached house. Conveniently positioned within close proximity to Braintree's vibrant town centre and a variety of local amenities, we believe this property would be ideal for first time buyers and buy to let investors alike. The internal accommodation consists of an entrance hall, spacious living room, separate dining area, fitted kitchen, three well appointed bedrooms, and a family bathroom. Outside, further highlights include a well maintained and private rear garden, and a driveway to front which offers ample off road parking. An early internal viewing is essential, to avoid much disappointment.....





# Property Details.

## Entrance Hall

Carpet flooring. Radiator. Stairs rising to First Floor.

## Lounge



12' 6" x 13' 3" (3.81m x 4.04m) Carpet flooring. Window to front. Radiators. Doors into:

## Dining Room



9' 1" x 8' 0" (2.77m x 2.44m) Laminate wood flooring. French doors leading to the rear garden. Radiator. Under stairs storage cupboard. Archway through to:

## Kitchen



7' 3" x 8' 11" (2.21m x 2.72m) Matching wall and base level units with roll edged work surfaces, spaces for Washing Machine, Fridge-Freezer, Slimline Dishwasher, integrated oven with four ring gas hob above. Fitted extractor hood. Vinyl tile effect flooring, window to rear aspect, tiled splashbacks

## First Floor Landing

Carpet flooring, window to side aspect, airing cupboard

## Bedroom One



12' 4" x 8' 11" (3.76m x 2.72m) Carpet flooring, window to rear aspect, radiator

# Property Details.

## Bedroom Two



9' 6" x 6' 8" (2.90m x 2.03m) Carpet flooring, window to front aspect, radiator

## Bedroom Three



8' 8" x 6' 10" (2.64m x 2.08m) Carpet flooring, window to front aspect, radiator, fitted cupboard

## Family Bathroom



Bath with shower over, low level WC, pedestal hand wash basin, laminate tile effect flooring, obscure window to rear aspect, radiator, tiled splashbacks, extractor fan.

## Frontage & Parking

Driveway to front providing off road parking, path to front entrance door.

## Rear Garden



Commencing with a paved patio area, then onto garden laid mainly to lawn, with mature borders and hedgerow, shed to remain, westerly aspect.



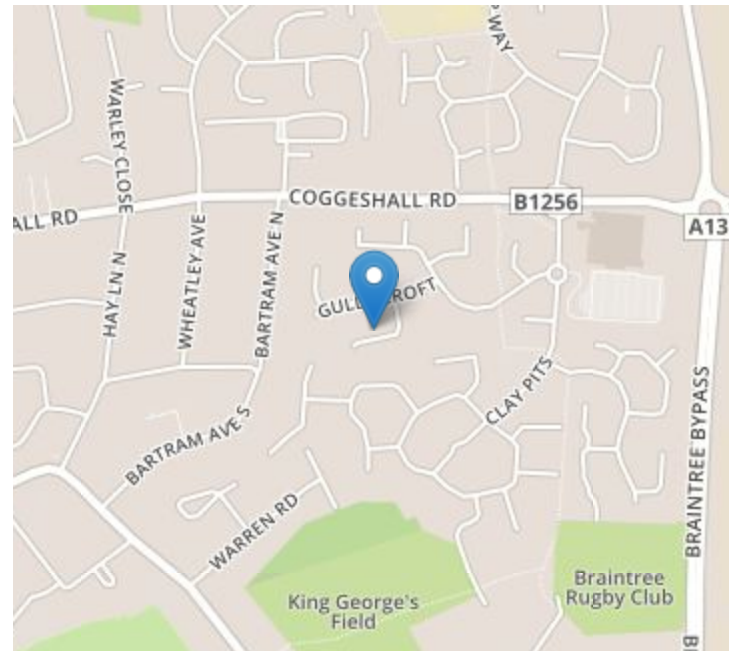
# Property Details.

## Floorplans

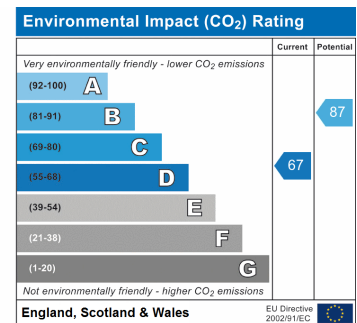
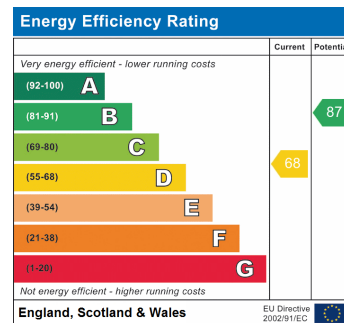


This floor plan is not to scale and is for illustrative purposes only. We make no guarantee, warranty or representation as to its accuracy and completeness.

## Location



## Energy Ratings



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.