



- Two bedroom terraced house
- Entrance hall
- Cloakroom
- Kitchen & breakfast room
- En suite to master
- Modern development
- Short walk to town & station
- Short walk to Braintree Designer Village
- Well presented throughout
- Refitted bathroom & en suite

## 89 Mill Park Drive, Braintree, Essex. CM7 1XA.

\*\* Guide Price £260,000 - £270,000 \*\* Forming part of the frequently requested Heathlands development, which is conveniently positioned within short walking distance of the Braintree town centre, the train station, and the Braintree Designer Village, is this beautifully presented & deceptively spacious two bedroom terraced house. The property comes to the market in excellent decorative order, offering a low maintenance purchase for both first-time buyers & buy to let investors alike.



# Property Details.

## Entrance Hall

Composite double glazed door to front aspect, radiator, access to a small loft in porch, stairs to the first floor, doors to;

## Cloakroom

Double glazed window to front aspect, W/C, wall mounted basin, radiator

## Lounge



11' 7" x 11' 7" (3.53m x 3.53m) Double glazed window to front aspect, radiator, under stairs cupboard, opening into kitchen/diner;

## Kitchen/Breakfast Room



15' 1" x 8' 6" (4.60m x 2.59m) Double glazed window and French doors to rear aspect, a mixture of eye and base level units, roll edge work surfaces, stainless steel sink and drainer, tiled splashbacks, integrated Neff appliances including, electric double oven, gas hob, extractor fan, fridge freezer, integrated Smeg washer/dryer, radiator

## First Floor Landing

Airing cupboard, loft access, doors to;

## Bedroom One



10' 7" x 10' 7" (3.23m x 3.23m) Double glazed window to front aspect, built-in storage, radiator, door to ensuite;

# Property Details.

## En suite



Double glazed window to front aspect, fully tiled walls, tiled flooring, shower cubicle, wash hand basin, W/C, heated towel rail

## Bedroom Two



Double glazed window to rear aspect, built-in storage cupboard, radiator

## Family Bathroom



Opaque double glazed window to rear, heated towel rail, tiled floor & walls, paneled bath with shower over & glass screen, WC, hand wash basin with vanity unit underneath, extractor

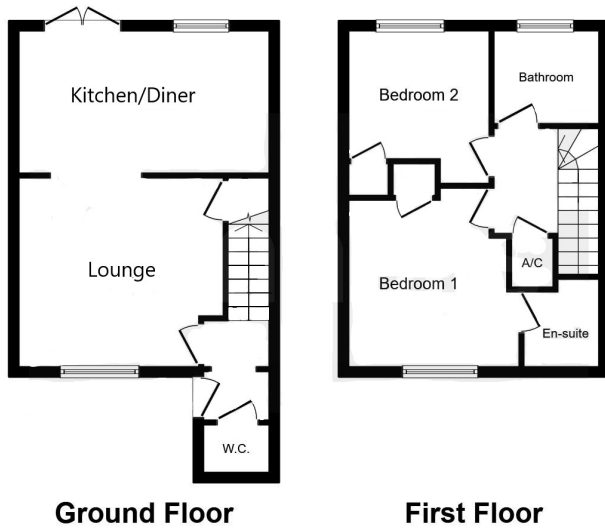
## Outside



The front has artificial grass and over-looks a gated greensward. The rear garden is mainly laid to lawn and has a patio area, there is gated access to the two allocated spaces at the rear of the property.

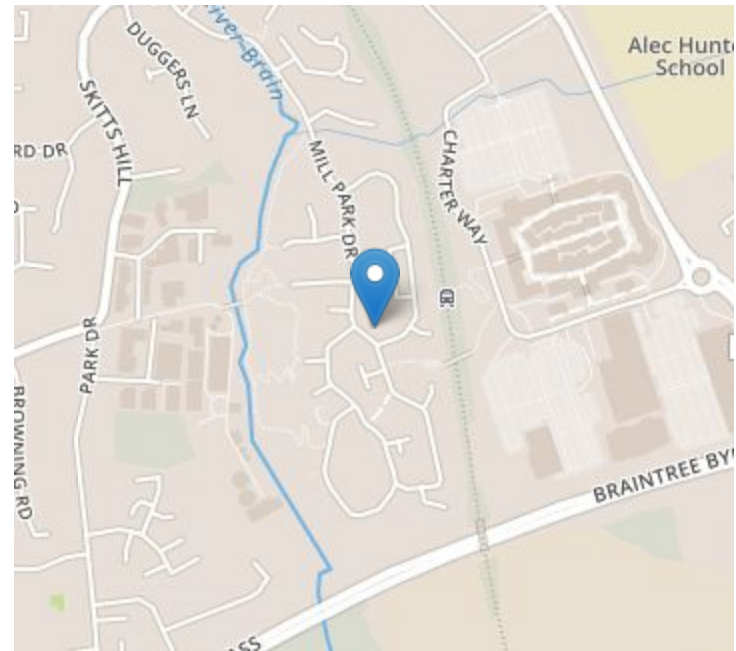
# Property Details.

## Floorplans

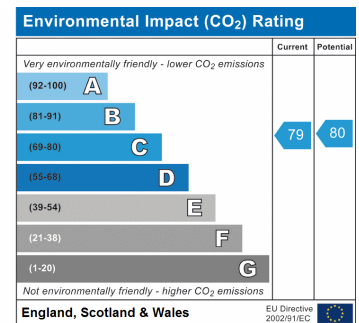
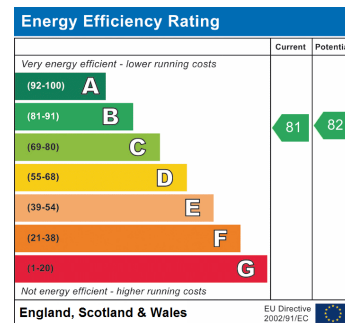


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Connells. Powered by www.focalagent.com

## 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.