



- Two bedroom end terrace
- Marks Farm Development
- Single garage
- Driveway & Parking
- Brick built conservatory
- two double bedrooms
- Landscaped rear garden
- refitted kitchen & bathroom

Gulls Croft, Braintree, Essex. CM7 3RT.

Forming part of the popular Marks Farm Development, which is conveniently positioned within striking distance of both the town centre and many of the local amenities, is this extended two bedroom end terraced house. The property is offered for sale in good condition throughout, making this an ideal first time purchase or a buy to let investment. The internal accommodation enjoys many upgraded fixtures and fittings and some highlights include; a refitted kitchen which opens onto a newly built conservatory, a well appointed sitting room, two double bedrooms and a contemporary bathroom suite. Outside there is a landscaped rear garden with a separate patio area, a single garage and a driveway providing off road parking for two vehicles. An early internal viewing is strongly advised....



Property Details.

Entrance hall

Entrance door to front, smooth ceiling, stairs to first floor

Lounge



13' 09" x 9' 09" (4.19m x 2.97m) Smooth ceiling, radiator, double glazed window to front, telephone point, television point, electric fire place with surround

Kitchen



12' 11" x 9' 01" (3.94m x 2.77m) Smooth ceiling, double glazed window to rear, radiator, a range of wall & base units, roll edge worktops, tiled floor, space for range cooker, extractor hood over, tiled splashback, space for fridge / freezer, plumbing for washing machine, door to large storage cupboard

Conservatory



10' 08" x 8' 09" (3.25m x 2.67m) UPVC & Brick construction, tiled floor, double glazed French doors to rear

Property Details.

First floor landing

Smooth ceiling, double glazed window to side, loft access

Bedroom one



10' 06" x 10' 11" (3.20m x 3.33m) Smooth ceiling, radiator, double glazed window to front, two sets of built in wardrobes

Bedroom two



11' 04" x 6' 05" (3.45m x 1.96m) Smooth ceiling, radiator, double glazed window to rear

Family bathroom



Smooth ceiling, tiled floor, heated chrome towel rail, double glazed window to rear, low level W/C hand wash basin, panelled bath with shower attachment over, fully tiled walls

Rear garden



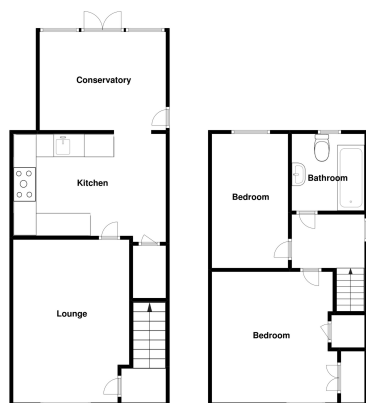
landscaped garden including a shingled area, artificial grass, large patio area, enclosed by panelled fencing, outside tap, access to the garage

Garage & Parking

Single garage with up and over door and a driveway providing off road parking for two vehicles

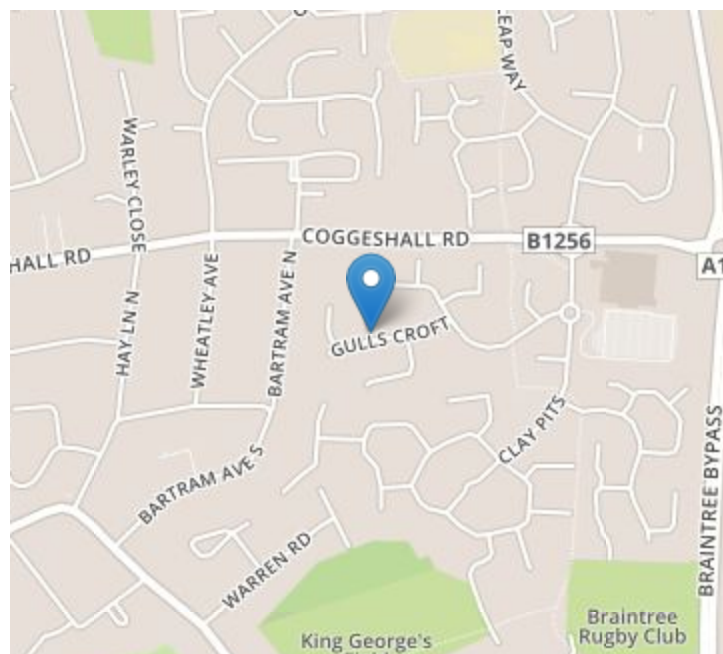
Property Details.

Floorplans

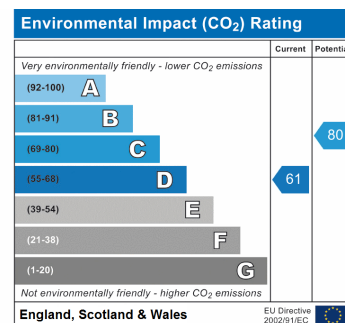
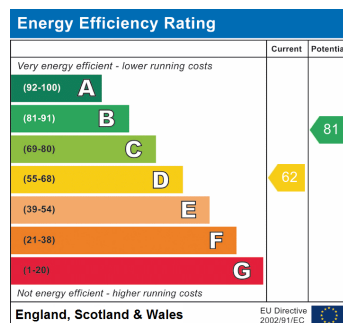


This floor plan is not to scale and is for illustrative purposes only. We make no guarantee, warranty or representation as to its accuracy and completeness.

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.