



- Two bedroom bungalow
- Detached
- Generous unoverlooked plot
- Sought after village location
- Garage & off road parking
- No onward chain
- Requiring modernisation
- New boiler
- UPVC windows
- Potential for a loft conversion

**11 Mill Lane, Cressing, Braintree, Essex.
CM77 8HN.**

Forming part of the frequently requested village of Cressing which offers a variety of local amenities as well as easy access to the Braintree town centre & the train station, is this two DOUBLE bedroom detached bungalow sitting on a fabulous plot. The property comes to the market in need of some minor modernization and also with the potential for a loft conversion, offering an ideal purchase for a buyer wanting to add their own stamp. This well-appointed bungalow features an entrance hall, a spacious 22ft lounge/diner with feature fireplace, kitchen, two double bedrooms, and the family bathroom.



Property Details.

Entrance Hall

Part glazed entry door to front, radiator, loft access, doors to;

Lounge/Diner



22' 0" x 14' 2" max (6.71m x 4.32m) Double glazed windows to front & rear, radiator, television & telephone point, fireplace with surround, door to;

Kitchen



12' 1" x 6' 7" (3.68m x 2.01m) Double glazed window to side, matching wall & base units with worktops over, inset sink with side drainer unit, tiled splashback, integrated oven & hob with extractor over, fridge/freezer, space for appliances, wall mounted boiler.

Conservatory



7' 7" x 11' 0" (2.31m x 3.35m) UPVC sealed unit, French doors to side.

Bathroom

Opaque double glazed window to side, WC, hand wash basin with vanity unit underneath, panelled bath with shower attachment, tiled walls.

Bedroom One



10' 8" x 11' 2" (3.25m x 3.40m) Double glazed window to front, radiator.

Property Details.

Bedroom Two



10' 8" x 11' 6" (3.25m x 3.51m) Double glazed window to rear, radiator.

Rear Garden

Predominantly laid to lawn, patio area, outside tap & light, enclosed by panelled fencing, side access.

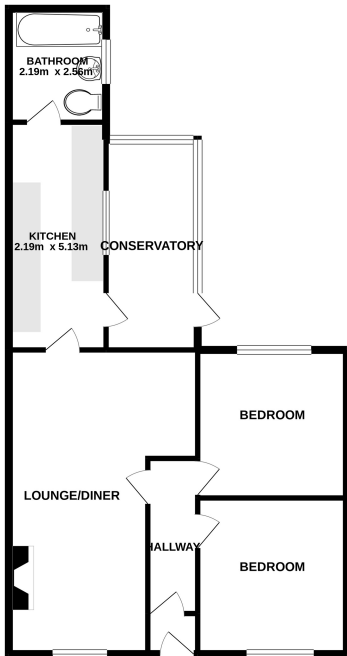
Garage & Off road parking

Generous driveway to the front of the property leading onto the single garage.

Property Details.

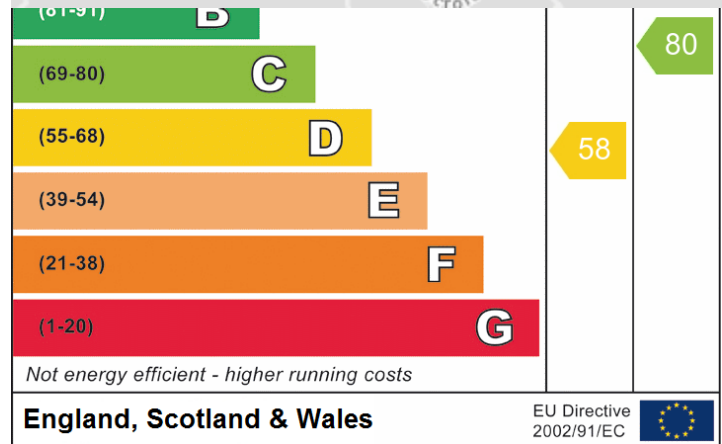
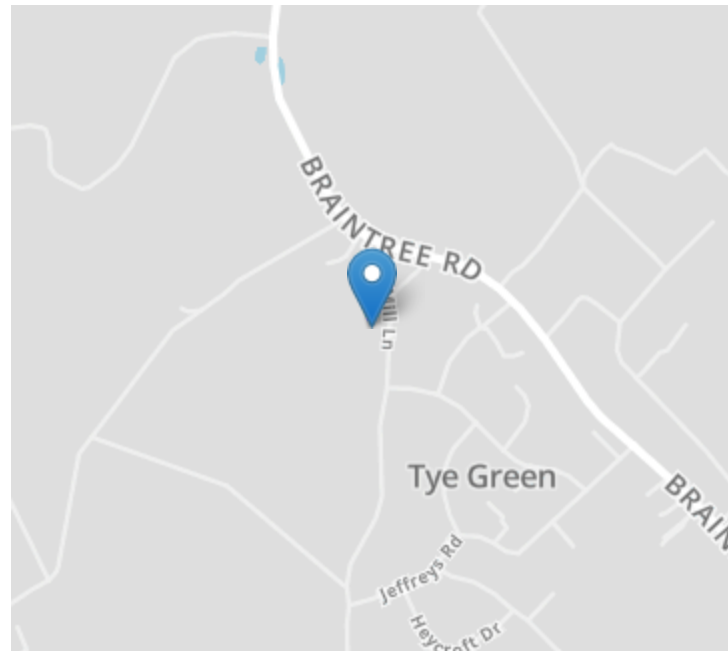
Floorplans

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, floors and any other items are approximate and the responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Location



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.