



- En Suite
- Two Double Bedrooms
- Downstairs Cloakroom
- End Of Terrace
- Two Parking Spaces
- Easy Reach Of Town & Freeport
- Ideal First Home

## Bamboo Crescent, Braintree, Essex. CM7

Guide Price £270,000 - £290,000 Situated just off of the popular Mill Park Drive development, at the end of a cul de sac overlooking fields is this stunning, two bedroom end of terrace house. To the ground floor there is a lounge, kitchen and cloakroom and to the first floor you will find two good sized bedrooms, an en suite to master and a bathroom. Externally you have front and rear gardens and two parking spaces. Being within easy access of Braintree Town centre, Freeport and within 0.2 miles of the railway station, this would make a great first time or investment purchase.



# Property Details.

## Ground Floor

### Entrance



Door to front, radiator, laminate flooring, storage cupboard

### Cloakroom

Low level WC, hand wash basin, tiled floor, radiator, antmico flooring

### Lounge/Diner



Windows to front and side, French doors to rear, wood laminate flooring

## Kitchen



8' 6" x 8' 5" (2.59m x 2.57m)

Inset sink unit with drainer and cupboards under, rolled edge work surfaces to side with a matching range of wall and base units with further drawers and cupboards under, part tiled walls, inset oven with four ring gas hob and extractor over, window to side, radiator, smooth ceiling

## First Floor

### First Floor Landing

Window to side, loft hatch, radiator, smooth ceiling

### Bedroom One



10' 1" x 10' 7" (3.07m x 3.23m)

Window to front and side, radiator, smooth ceiling

### En Suite

Low level WC, hand wash basin shower cubicle, part tiled walls, heated towel rail, opaque window to front, smooth ceiling

# Property Details.

## Bedroom Two



11' 5" x 9' 0" (3.48m x 2.74m)

Window to rear, radiator, smooth ceiling

## Bathroom



Low level WC, hand wash basin, panelled bath, part tiled walls, heated towel rail, opaque window to rear, smooth ceiling

## Outside

### Rear Garden



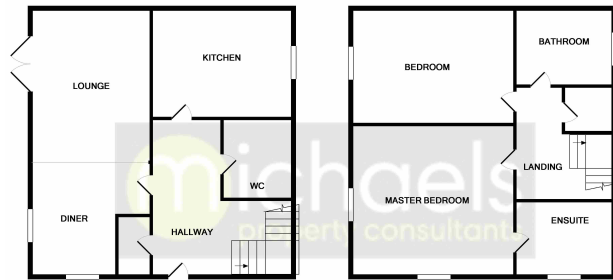
The rear garden commences with patio area, garden laid to lawn, gate to side, shed to remain

### Front

To the front of the property there is a paved path leading to entrance and two parking spaces

# Property Details.

## Floorplans



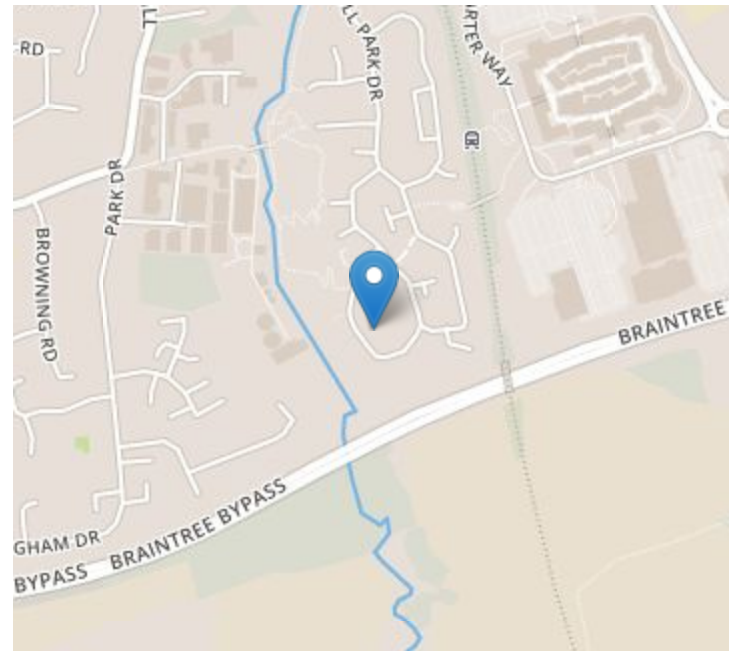
GROUND FLOOR  
APPROX. FLOOR  
AREA 670 SQ.FT.  
(62.2 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 670 SQ.FT.  
(62.2 SQ.M.)

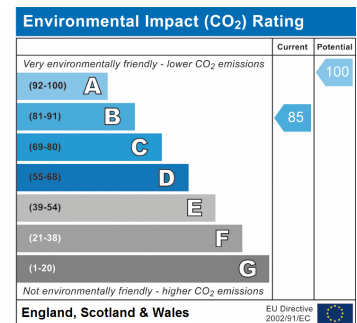
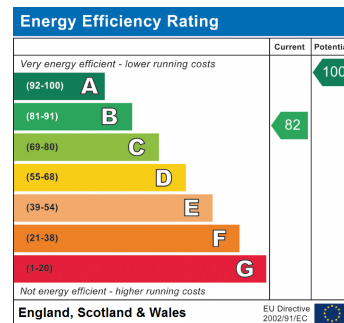
TOTAL APPROX. FLOOR AREA 1340 SQ.FT. (124.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no 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



## 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.