



- Two Bedrooms
- Conservatory
- Refitted Kitchen
- Garage
- Gas Heating
- Double Glazing
- Semi detached
- Finished to an excellent standard

## 4 Farthing Close, Braintree, Essex. CM7 9DN.

Forming part of the popular Kings Park Development, which is conveniently positioned within striking distance of both the Braintree Town Centre and the A120, is this fully refurbished two DOUBLE bedroom semi-detached house. The property comes to the market in show home condition both internally & externally, offering an ideal purchase for both first time buyers & buy to let investors alike. Situated within short walking distance of the OFSTED OUTSTANDING Lyons Hall Primary School, we feel the property would also be ideal for a young family. The internal accommodation comprises entrance porch, lounge/diner which provides access to the first floor, recently refitted kitchen, UPVC conservatory currently being used as dining room, two double bedrooms and a contemporary family bathroom. Outside, the property is further enhanced by having an attractive & well maintained rear garden, single garage and a private driveway. New to the market, early internal viewing is strongly advised to avoid much disappointment.....





# Property Details.

## Ground Floor

### Entrance Hall

Smooth ceiling, entrance door to front, window to side.

### Living Room



15' 5" x 11' 10" (4.70m x 3.61m)

Smooth Ceiling, radiator, window to front, telephone point, stairs to first floor, under stairs storage, laminate flooring.

### Kitchen



11' 9" x 9' 0" (3.58m x 2.74m)

smooth ceiling, radiator, window to rear, range of wall and base units with roll edge work surface over, inset sink unit with drainer, integrated oven, inset hob with extractor over, washing machine, dishwasher, fridge freezer, vinyl tiled flooring.

## Conservatory



10' 9" x 7' 10" (3.28m x 2.39m)

UPVC to all aspects on a brick base, tiled flooring, French doors to side.

## First Floor

### Bedroom One



11' 10" x 7' 2" (3.61m x 2.18m)

Smooth ceiling, radiator, window to rear.

# Property Details.

## Bedroom Two



11' 10" x 9' 1" (3.61m x 2.77m)

Smooth ceiling, window to front, radiator.

## Bathroom



Smooth ceiling, heated towel rail, opaque window to side, low level WC, pedestal wash hand basin, extractor fan, panelled bath with shower over, part tiled walls,

## Outside

### Rear Garden



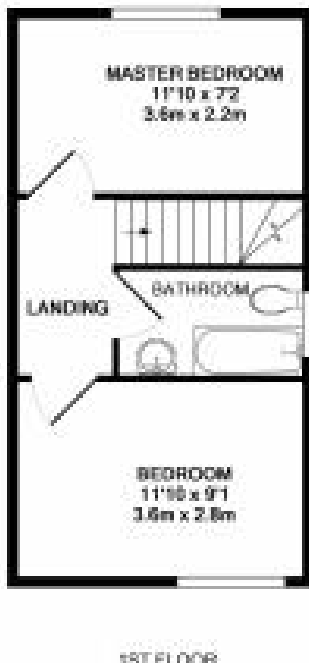
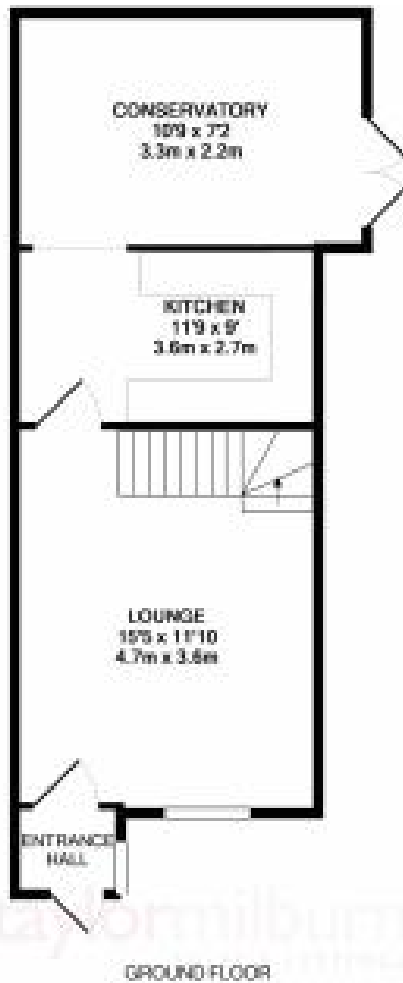
The rear garden is predominately laid to lawn with a patio area, gate to side aspect, outside tap and lighting.

### Garage

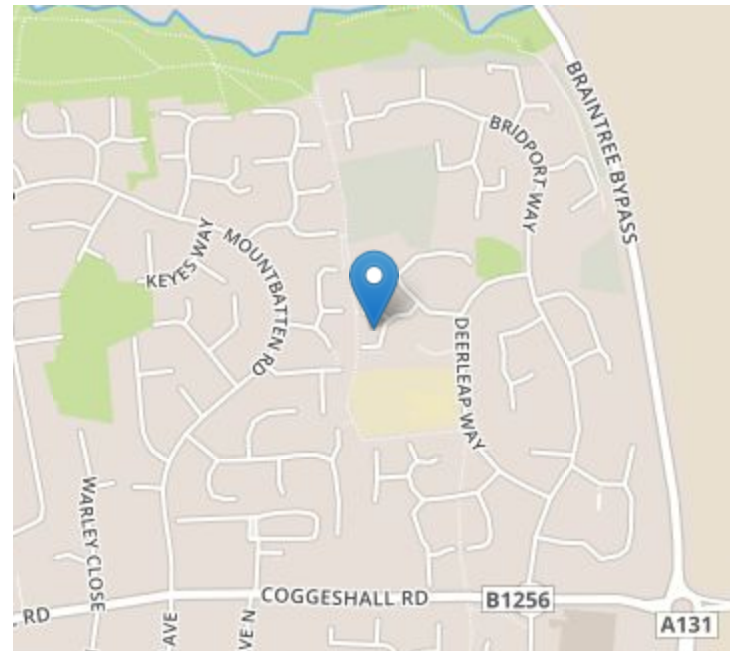
This property has the benefit of a single garage with power and light connected, an up and over door and eaves storage.

# Property Details.

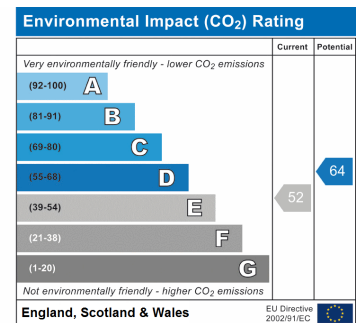
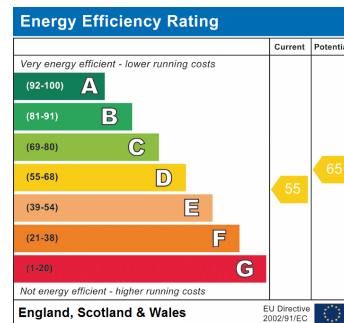
## Floorplans



## 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.