



- Two bedroom terraced house
- Kings Park Development
- Allocated parking
- Spacious living accommodation
- Kitchen / Diner
- Easy access to A120
- Lyons Hall School Catchment
- Gas central heating
- Double glazed windows

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

Nestled down a quiet Cul De Sac on the ever sought after Kings Park Development, which is situated within easy reach of both the A120 & Braintree's vibrant town centre, is this well presented and deceptively spacious two bedroom terraced house. The property is offered for sale in excellent condition, making this an ideal first time purchase, and we also feel it would work equally well as a buy to let investment. Internally, the property consists of a spacious living which provides access to the first floor, refitted kitchen / diner, two double bedrooms, and a contemporary family bathroom.





# Property Details.

## Lounge



15' 5" x 11' 10" (4.70m x 3.61m) Double glazed entrance door leading into the Lounge, double glazed window to front, radiator, stairs rising to the first floor.

## kitchen / Diner



11' 10" x 9' 0" (3.61m x 2.74m) Double glazed French doors leading to the rear garden double glazed window to rear, work surfaces with inset single drainer sink unit, inset four ring gas hob, extractor above, split level built in double oven, range of base and wall mounted units, integrated dishwasher, space for fridge freezer and washing machine, radiator, part tiled walls.

## First Floor Landing

Access to loft space with ladder, part boarded.

# Property Details.

## Bedroom One



11' 11" x 9' 1" (3.63m x 2.77m) Double glazed window to rear, radiator.

## Bedroom Two



11' 9" x 8' 5" (3.58m x 2.57m) Double glazed window to front, radiator.

## Family Bathroom



Extractor fan, three piece white suite comprising low level wc, pedestal wash hand basin, enclosed panel bath, radiator, part tiled walls, built in airing cupboard, built in cupboard, shaver point.

## Rear Garden



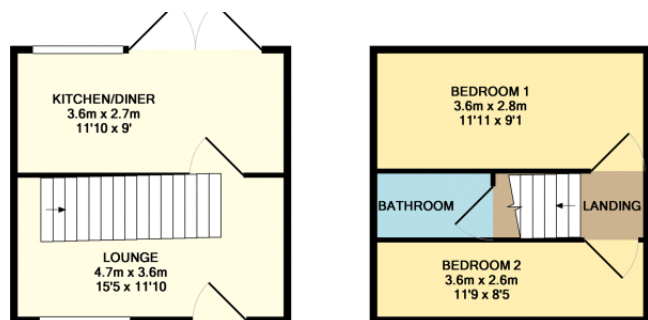
Mainly laid to lawn, patio area, enclosed by panelled fencing, flower & shrub borders, outside lighting, tap, rear access via wooden gate

## Parking

There is allocated parking with the property

# Property Details.

## Floorplans

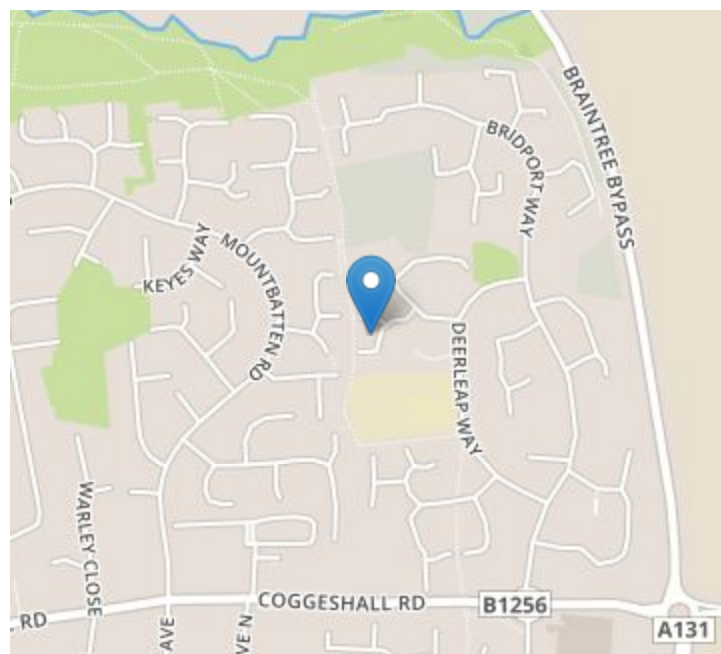


TOTAL APPROX. FLOOR AREA 57.8 SQ.M. (622 SQ.FT.)

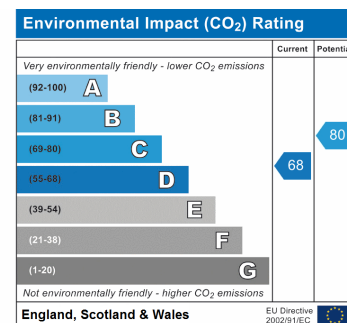
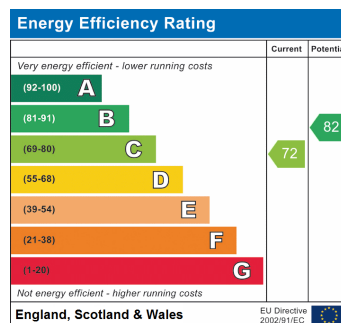
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.