



- Two Bedroom End Terraced House
- Popular Marks Farm Development
- Well Presented Throughout
- Recently Built Studio (Power Connected & Fully Insulated)
- Two Allocated Parking Spaces
- New Gas Boiler
- Ideal For First Time Buyers
- Modern Kitchen/Diner
- Engineered Oak Flooring
- Cul-de-sac Position

## 22 Gulls Croft, Braintree, Essex. CM7 3RT.

Michaels Property Consultants are delighted to bring to the market this beautifully presented and deceptively spacious two bedroom, end terraced house, occupying a fabulous Cul-de-sac position, within the popular Marks Farm Development. New to the market and offered for sale in excellent order throughout, we feel this stylish and contemporary home represents an ideal purchase for both first time buyers and buy to let investors alike.



# Property Details.

## Ground Floor

### Entrance Hall

### Living Room



14' 8" x 12' 11" MAX (4.47m x 3.94m)

### Kitchen/Diner



12' 10" x 9' 2" (3.91m x 2.79m)

## First Floor

### Landing

# Property Details.

## Bedroom One



10' 9" x 9' 9" (3.28m x 2.97m)

## Bedroom Two



11' 3" x 7' 10" (3.43m x 2.39m)

## Bathroom



## Outside

### Rear Garden Housing A Studio/Home Office



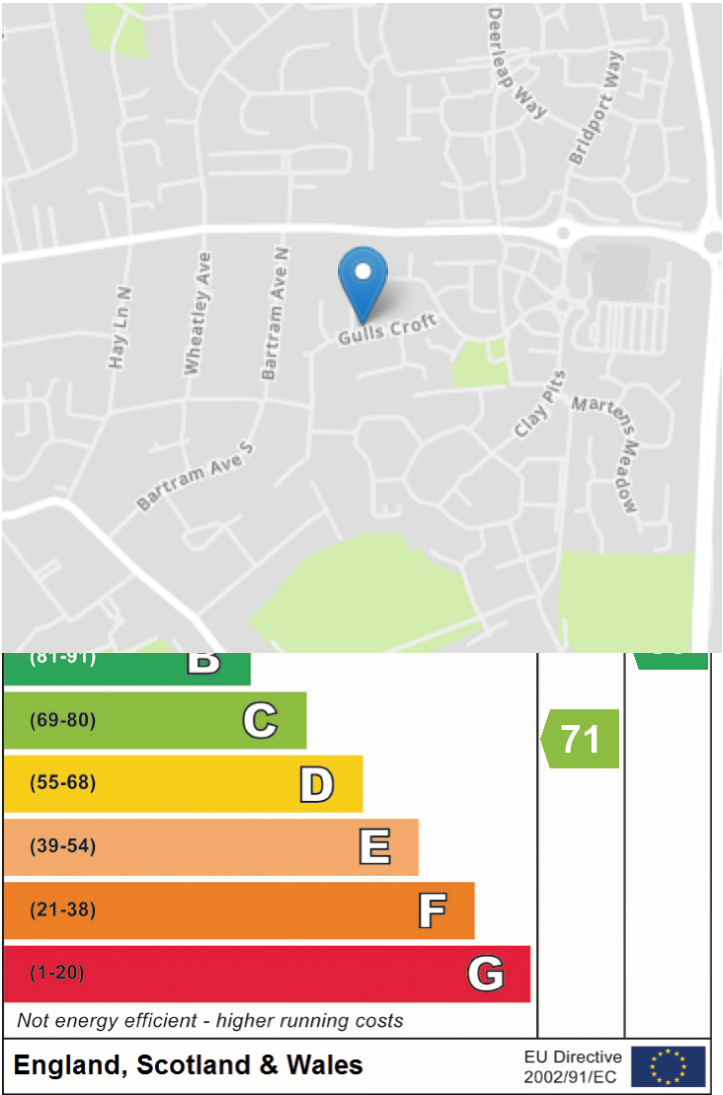
### Two Allocated Parking Spaces

# Property Details.

## Floorplans



## 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.