



- Three Bedroom Detached House
- Ground Floor WC
- Open Plan Living Accommodation
- Landscaped Rear Garden
- Single Garage
- Easy Access To The Town Centre
- Close Proximity To The A120
- Separate Kitchen
- New composite front door
- New UPVC windows

67 Cressing Road, Braintree, Essex. CM7 3PP.

** Guide Price £300,000 - £320,000 ** Situated within easy reach of both the town centre and the train station is this well presented three bedroom detached house. The property has been finished to a good standard both internally and externally by the current owners, making this a low maintenance purchase for any growing family. Internally some highlights include a spacious living room/diner with French doors to the rear garden, a separate kitchen, a ground floor cloakroom, three well appointed bedrooms and a family bathroom. Outside you will find the property is further enhanced by having landscaped rear garden, a single garage and a driveway providing off road parking for 3 vehicles.



Property Details.

Ground Floor

Entrance Hall

UPVC door to front, UPVC window to side, stairs to first floor, spot lights, laminate flooring

Cloakroom

Low level WC, hand wash basin, tiled floor, textured ceiling, UPVC window to side, part tiled walls

Lounge



18' 4" x 14' 10" (5.59m x 4.52m) reducing to 8' 11" x 8' 01" (2.72m x 2.46m)

Double glazed window to rear, UPVC window to side, radiator, TV and telephone point, double glazed French doors to rear, smooth ceiling, spot lights

Kitchen



7' 9" x 8' 9" (2.36m x 2.67m)

Inset sink unit with drainer and cupboards under, work surfaces to side with a matching range of wall and base units with further drawers and cupboards under, plumbing for washing machine and space for fridge/freezer, electric single oven, external extractor fan, tiled flooring, spot lights, smooth ceiling

First Floor

First Floor Landing

Loft access, airing cupboard, carpet, textured ceiling, UPVC window to side

Bedroom One



14' 9" x 8' 10" (4.50m x 2.69m)

Double glazed window to rear, fitted wardrobes, TV point, radiator, textured ceiling

Bedroom Two



10' 1" x 7' 10" (3.07m x 2.39m)

Double glazed window to front, TV point, radiator, carpet, textured ceiling

Property Details.

Bedroom Three



7' 0" x 6' 10" (2.13m x 2.08m)

Double glazed window to rear, radiator, carpet, textured ceiling

Family Bathroom



Low level WC, hand wash basin, bath with electric shower over, shaver point, fully tiled, radiator, double glazed window to side

Outside

Rear Garden



The rear garden commences with patio area, garden laid to Astro Turf, outside tap, fence and brick surround, side access and decking area

Rear



To the rear of the property there is parking for three cars and a single garage

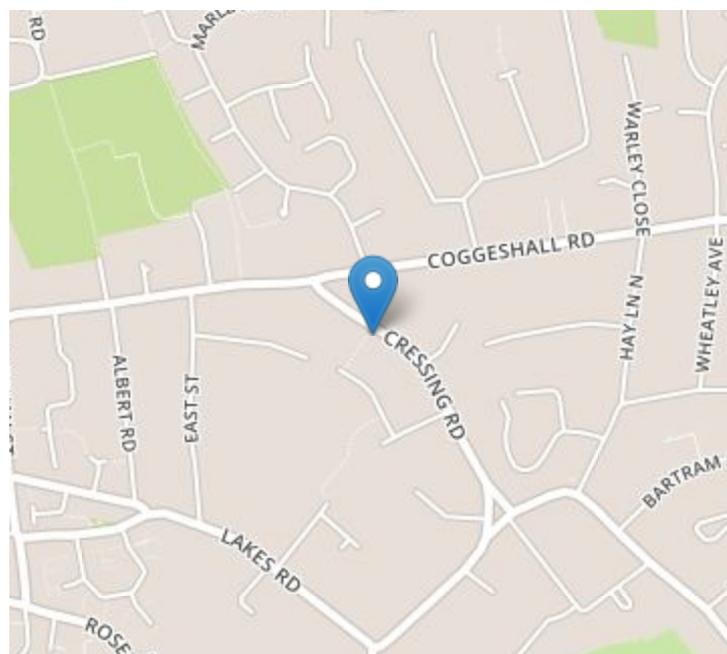
Property Details.

Floorplans



This floor plan is not to scale and is for illustrative purposes only.
We make no guarantee, warranty or representation as to its accuracy and completeness.

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.