



- Three Bedroom terraced house
- Off road parking
- Easy access to the town centre
- 60ft rear garden
- Character features
- Two reception rooms
- Walk to station
- Gas central heating

116 Crossing Road, Braintree, Essex. CM7 3PN.

GUIDE PRICE £240,000 - £260,000

Situated within short walking distance of both the Braintree town centre and the railway station, is this deceptively spacious three bedroom terraced house, offered for sale in good decorative order throughout. The property enjoys spacious accommodation over both floors, along with a variety of charming period features, making this an ideal family home or a buy to let investment. The internal accommodation comprises lounge with feature bay window, dining room, utility area, family bathroom, three well appointed bedrooms and a first floor W/C. Outside, the property is further enhanced by having an attractive 60ft rear garden and off road parking for two vehicles. Call Michaels Property Consultants for further details...



Property Details.

Lounge



12' 5" x 9' 9" (3.78m x 2.97m)

Fireplace, radiator, bay window to front

Dining Room



12' 6" x 10' 9" (3.81m x 3.28m)

UPVC French doors to rear, understairs storage cupboard and laminate flooring

Kitchen



8' 2" x 7' 9" (2.49m x 2.36m)

Fitted wall and base units, ceramic sink and draining board with mixer taps, splashback tiles, electric oven, four ring electric hob, plumbing for washing machine and window to side

Bathroom



Fully tiled with low level WC, panelled bath with shower over and pedestal hand wash basin, window to rear

First floor landing

loft hatch

Property Details.

Bedroom one

14' 3" x 10' 0" (4.34m x 3.05m)

Built in wardrobe, radiator, bay window to front and fireplace

Bedroom two

10' 9" x 11' 3" (3.28m x 3.43m)

Radiator, built in wardrobe, window to rear and fireplace

Bedroom three

9' 9" x 7' 4" (2.97m x 2.24m)

Radiator and window to rear

First floor cloakroom

Low level WC, hand wash basin and window to side

Rear garden



Generous enclosed rear garden, predominantly laid to lawn with patio seating area, pagoda, shed and gated access to parking on rear driveway

Property Details.

Floorplans

Crossing Road

Approximate Gross Internal Area
86.7 sq m / 933 sq ft

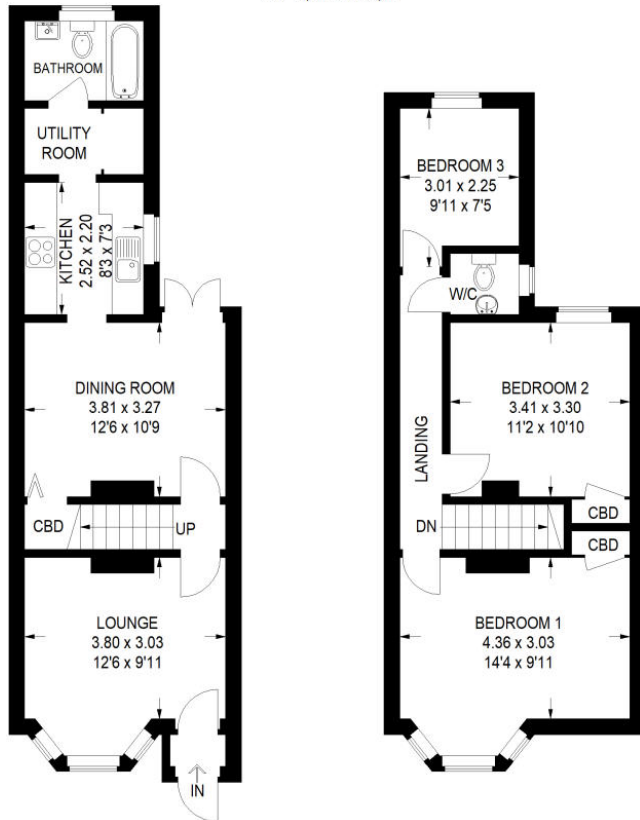
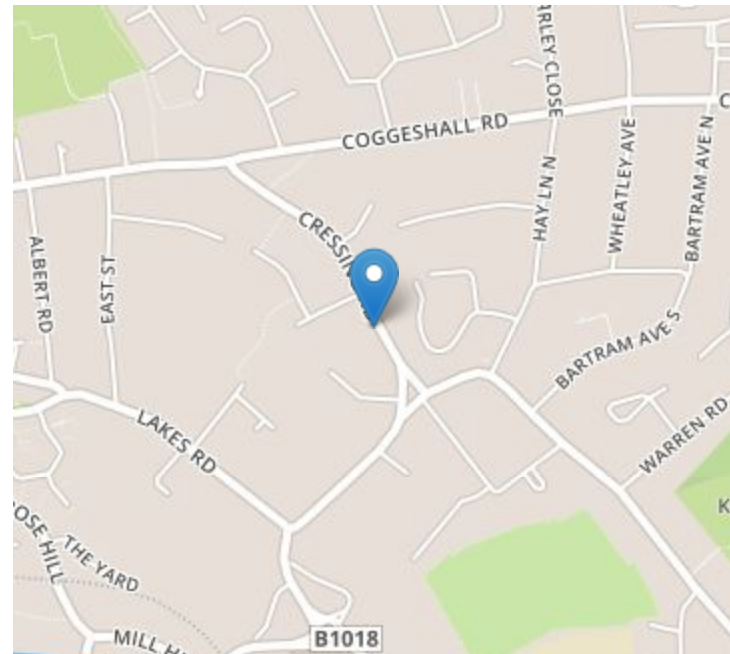
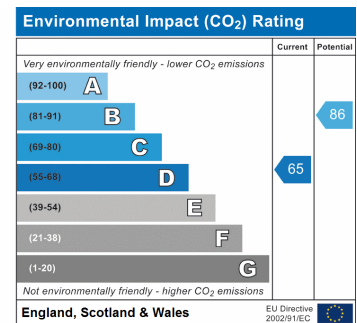
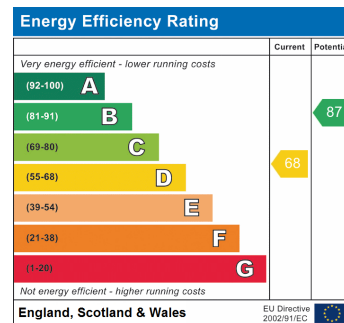


Illustration for identification purposes only, measurements are approximate, not to scale.

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.