



- Two bedroom house
- No onward chain
- Semi detached
- Two reception rooms
- Two double bedrooms
- First floor bathroom suite
- Driveway & Allocated parking
- Gas central heating

49 Crossing Road, Braintree, Essex. CM7 3PP.

Situated within easy reach of the Braintree town centre, the A120 and the railway station is this character filled two bedroom cottage, being offered for sale with two off road parking spaces and on a chain free basis. The property is presented to a good standard throughout, making this an ideal first time purchase and we feel it would also work equally well as a buy to let investment. The internal accommodation consists of two spacious reception rooms, a separate kitchen which provides access to the rear garden, two double bedrooms and a four piece bathroom suite. Outside, this period home is further enhanced by having a good sized and low maintenance rear garden, a driveway to the front and an additional allocated parking space to the rear of the property. Being offered with no onward chain, an early internal viewing is strongly advised to avoid much disappointment....



Property Details.

Entrance porch

UPVC door to front, smooth ceiling, tiled floor, double glazed window to side, door to accommodation;

Lounge

13' 11" x 12' 06" (4.24m x 3.81m)
Smooth ceiling, carpet, radiator, fireplace with surround, double glazed window to front, television point

Dining room

14' 0" x 12' 10" (4.27m x 3.91m)
Smooth ceiling, laminate flooring, radiator, double glazed window to side, stairs to first floor, under stairs storage cupboard

Kitchen

9' 06" x 8' 04" (2.90m x 2.54m)
Smooth ceiling, vinyl flooring, radiator, double glazed window side, matching wall & base units, roll edge worktops, stainless steel sink with inset drainer, tiled splashback, UPVC door to side, Plumbing for washing machine, space for fridge / freezer

Bedroom one

11' 03" x 12' 09" (3.43m x 3.89m)
Smooth ceiling, carpet, radiator, double glazed windows to front & side, cast iron fireplace

Bedroom two

11' 0" x 9' 09" (3.35m x 2.97m)
Smooth ceiling, carpet, radiator, double glazed side, cast iron fireplace, door to storage cupboard

Bathroom

Smooth ceiling, radiator, opaque double glazed window to side, low level W/C, hand wash basin, freestanding roll top bath, separate shower unit with rainwater shower, part tiled walls

Garden & Parking

Mainly laid to lawn, separate patio area, rear access, outside tap, one allocated parking space to rear

Driveway

Driveway providing off road parking for one vehicle