



- Semi Detached House
- Two Double Bedrooms
- Lounge and Kitchen/Diner
- Garage
- Off Road Parking
- Marks Farm Development
- No Onward Chain
- Well Maintained Garden
- Ideal First Purchase or Investment
- Family Bathroom, En-Suite & Cloakroom

4 Twelve Acres, Braintree, Essex. CM7 3RN.

Situated on the ever popular Marks Farm Development, is this well presented, two bedroom semi detached property. The property boasts a private rear garden and a single garage and enjoys an entrance hall, cloakroom, sitting room and kitchen/diner with two double bedrooms, an en-suite off the master bedroom and the family bathroom on the first floor. Being offered for sale with no onward chain, we feel this property would be an ideal purchase for both first time buyers and buy to let investors alike. New to the market an early internal viewing is strongly advised to avoid any disappointment.



Property Details.

Ground Floor

Entrance Hall

4' 07" x 4' 04" (1.40m x 1.32m) Radiator, access to lounge and cloakroom.

Cloakroom



Radiator, low level w/c, wash hand basin, part tiled walls, tiled flooring.

Lounge



8' 04" x 14' 09" (2.54m x 4.50m) Radiator, double glazed window to front aspect, telephone point, tv point, access to under stair storage cupboard, wooden flooring.

Kitchen/Diner



9' 05" x 13' 05" (2.87m x 4.09m) Radiator, double glazed window to rear aspect, double glazed French doors to rear aspect, matching wall and base units with rolled edge worksurface, inset sink with drainer, integrated oven with gas hob and extractor over, space and plumbing for washing machine, integrated fridge-freezer, part tiled walls, tiled flooring, stairs rising to first floor.

First Floor

Landing

Access to all rooms, family bathroom and airing cupboard.

Bedroom One



Property Details.



10' 09" x 11' 03" (3.28m x 3.43m) Radiator, double glazed window to front aspect, built in wardrobes.

En-Suite



Radiator, double glazed obscure window to rear aspect, low level w/c, wash hand basin, extractor fan, shower cubicle, part tiled walls.

Bedroom Two



7' 07" x 11' 03" (2.31m x 3.43m) Radiator, double glazed window to rear aspect, built in wardrobes, access to loft.

Family Bathroom



6' 07" x 6' 01" (2.01m x 1.85m) Radiator, double glazed obscure window to rear aspect, low level w/c, wash hand basin, extractor fan, panelled bath, part tiled walls.

Outside

Rear Garden



Commencing with a patio area, remainder majority laid to lawn with shrub borders, wooden gate to rear accessing parking and garage.

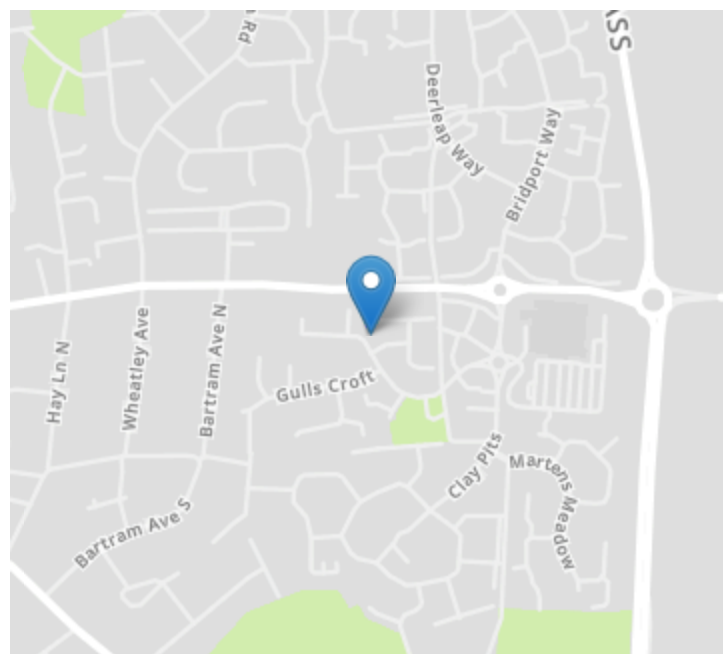
Garage

The property comes with a single garage with up and over door.

Property Details.

Floorplans

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.