



**9 Beaumont Place, Cressing Road, BRAINTREE. CM7 3SU.**

**£275,000 Freehold**



Unexpected back on the market, this modern Two Double Bedroom House with allocated parking and private rear garden. Situated in a cul de sac location within minutes walk of local shops. The property offers gas radiator heating, double glazing, a spacious living room and modern bathroom with shower. No upward chain. ALL PHOTOGRAPHS ARE ARCHIVE IMAGES.

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LOCATION

The property is approached from Braintree Town Centre by taking the Coggeshall Road, turn right into Cressing Road, Beaumont Place is to be found on the left hand side soon after the small parade of shops on the right hand side. As such it is conveniently situated for both the Town Centre and Railway Station with London Liverpool Street approximately 1 hour.

Ground Floor

ENTRANCE DOOR

To.

HALL

Leading to:

LIVING ROOM

14' x 12'7  
Door and window to rear. Large under stairs cupboard.

KITCHEN

10'1 x 7'11  
Single drainer stainless steel sink unit with drawers and cupboards under. Worktops with drawers and cupboards under. Four ring gas hob and electric oven with extractor hood over

First Floor

LANDING

Doors leading to:

BEDROOM ONE

12'6 x 7'6 (max)  
Window to rear.

BEDROOM TWO

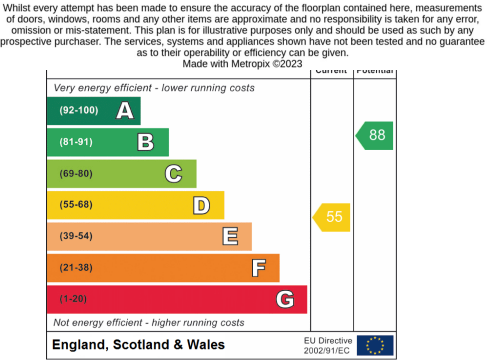
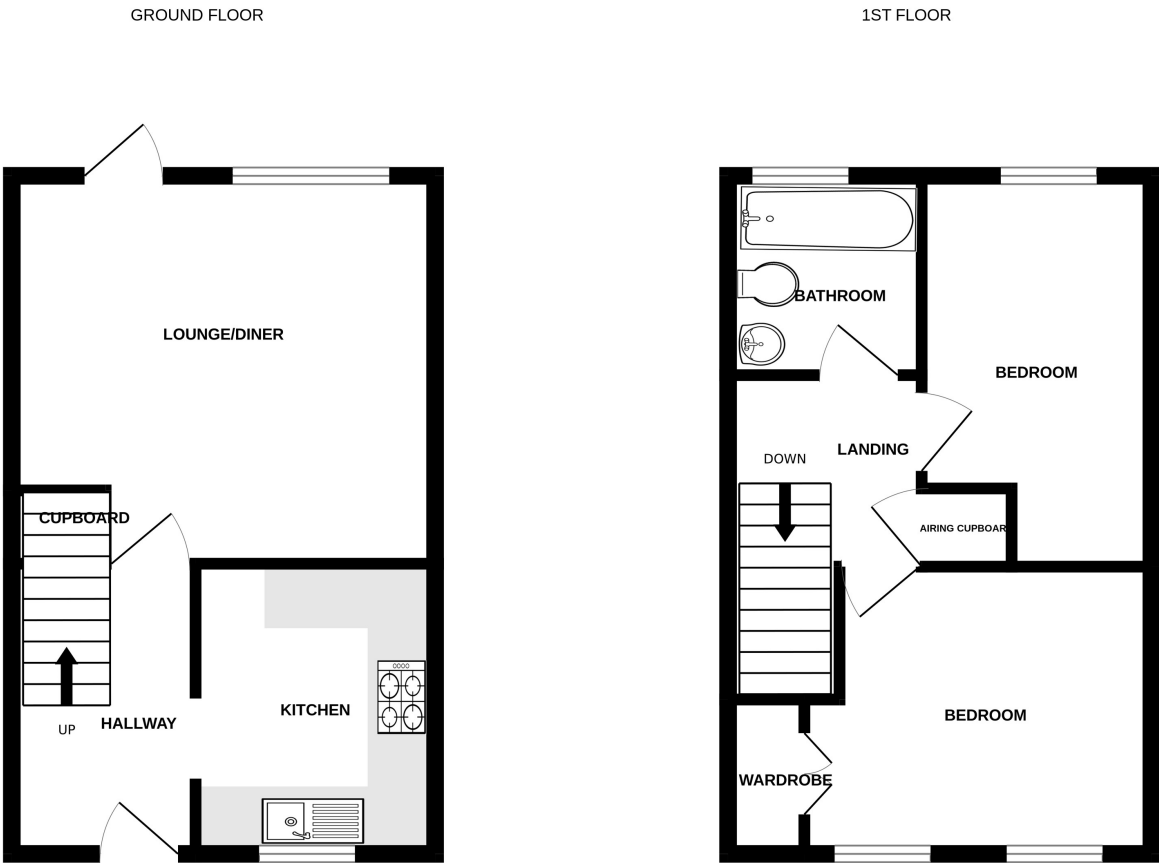
10'2 x 10'9  
Double wardrobe. Window to front.

BATHROOM

Suite comprising pedestal wash hand basin, low-level WC, Panelled bath with screen and shower fittings.

OUTSIDE

Allocated parking and further ad hoc parking available. The property has a shallow front garden. The rear garden with separate gate access is laid to lawn with screen fencing to boundaries. Large garden shed. Decked area.



**AGENTS NOTE** NO ELECTRICAL OR MECHANICAL ITEMS AT THE PROPERTY HAVE BEEN TESTED AND INTENDING PURCHASERS MUST SATISFY THEMSELVES AS TO THEIR CONDITION AND SERVICEABILITY. **TO VIEW:** BY PRIOR TELEPHONE APPOINTMENT THROUGH THE VENDORS AGENTS ROLAND JAMES 01376 327123. OPEN WEEKDAYS 9 A.M. UNTIL LATE, SATURDAY 9 A.M. TO 5 P.M.