



- Three bedroom terraced house
- Sought after village location
- Ample off road parking
- Large rear garden
- Loft room
- Kitchen / diner
- Log burner
- Easy access to Braintree town centre

13 Evelyn Wood Road, Cressing, Braintree, Essex. CM77 8HF.

** Guide Price £260,000 - £280,000 Forming part of the frequently requested village of Cressing, which is situated just a short walk from the Cressing train station and the Braintree designer village, is this deceptively spacious three bedroom terraced house. The property enjoys an array of spacious living accommodation along with a homely feel, making this an ideal family home for any perspective purchaser. The internal accommodation comprises of a sizeable sitting room with a feature log burning stove, kitchen / diner with a small utility cupboard, ground floor cloakroom, three bedrooms, a converted loft and a family bathroom.



Property Details.

Entrance Hall

Textured ceiling, UPVC door to front, stairs to first floor, wood effect laminate flooring

Lounge



18' 0" x 11' 6" (5.49m x 3.51m) Textured ceiling, carpet, double glazed window to front, double glazed sliding doors to rear, feature fireplace with log burning stove

Kitchen / Diner



17' 9" x 10' 9" (5.41m x 3.28m) textured ceiling, tiled floor, double glazed windows to front & rear, matching wall & base units, roll edge worktops, integrated electric oven, gas hob with extractor over, tiled splash back, integrated fridge, integrated dishwasher, door to utility cupboard / pantry

Inner Lobby

Smooth ceiling, vinyl flooring, double glazed door to side

Cloakroom

Textured ceiling, double glazed window to rear, low level W/C, hand wash basin with vanity unit, part tiled walls

First Floor Landing

Stairs to loft room, door to;

Bedroom One



11' 8" x 10' 0" (3.56m x 3.05m) Textured ceiling, carpet, double glazed window to front, built in wardrobe

Property Details.

Bedroom Two



12' 6" x 8' 7" (3.81m x 2.62m) Textured ceiling, carpet, double glazed window to front

Bedroom Three



8' 7" x 7' 7" (2.62m x 2.31m) Textured ceiling, carpet, double glazed window to rear

Family Bathroom



Vinyl flooring, heated towel rail, double glazed opaque window rear, low level W/C, hand wash basin with vanity unit, panelled bath, separate shower cubicle which is fully tiled, part tiled walls

Rear Garden



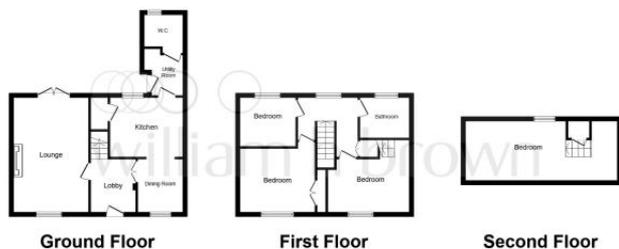
Mainly laid to lawn, raised patio area, enclosed by panelled fencing, rear access via wooden gate, summer house to remain, outside tap

Parking

There is off road parking for multiple vehicles

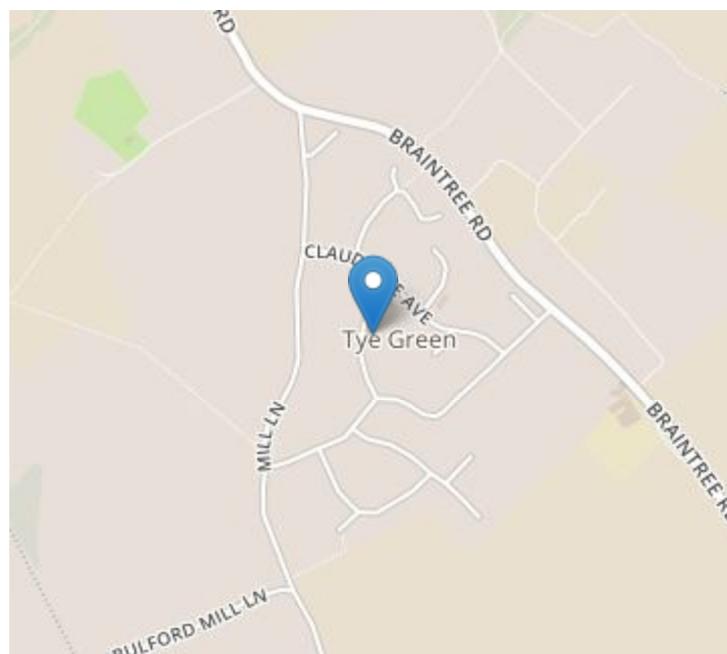
Property Details.

Floorplans

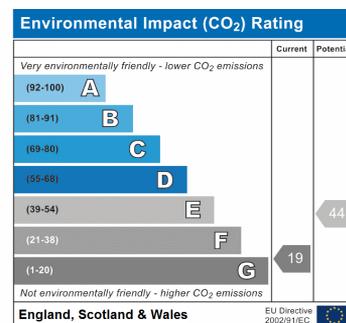
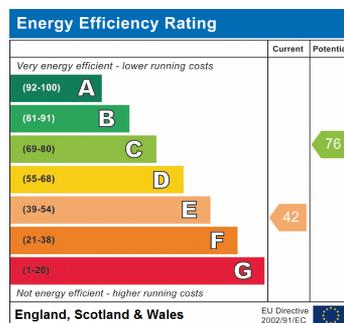


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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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.