



IRON VIEW CRESSING ROAD, BRAINTREE CM7

GUIDE PRICE £200,000

2 Bedrooms | 1 Bathrooms | 1 Reception

**** CALLING ALL FIRST TIME BUYERS **** Nestled on Cressing Road in the charming town of Braintree, this delightful FIRST FLOOR flat offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat. The flat features a welcoming OPEN PLAN reception room, providing a warm space for relaxation or entertaining guests.

The bathroom is thoughtfully designed, ensuring both functionality and style. The property also benefits from designated parking for one vehicle, a valuable asset in this bustling area.

Braintree is known for its vibrant community and excellent amenities, including shops, schools, and parks, all within easy reach. This flat presents an excellent opportunity for those looking to enjoy modern living in a desirable location. Whether you are a first-time buyer or seeking a rental investment, this property is sure to impress. Don't miss the chance to make this lovely flat your new home.



Entrance Hall

Doors to;

Open Plan Living Area Comprising Of; 22’7” x 17’6” > 13’0” (6.90 x 5.34 > 3.98)

Lounge/Diner

Laminate flooring, Juliet balcony to rear, double glazed window to front, electric radiator.

Kitchen

Range of wall & base units with edged work surfaces, stainless steel sink with mixer tap, integral oven and hob with extractor over, integral fridge/ freezer, space for washing machine, double glazed window to front, tiled flooring.

Bedroom One 11’11” x 10’0” (3.64m x 3.06m)

Laminate flooring, built in wardrobe, double glazed window to front, electric radiator.

Bedroom Two 9’2” x 8’2” (2.80m x 2.49m)

Carpet flooring, double glazed window to rear, electric radiator.

Bathroom

Tiled flooring, bath with shower over, wall mounted hand wash basin, WC, obscure double glazed window to rear.

EXTERIOR

Communal Gardens

Parking

One allocated parking space.

NOTES

This property is available LEASEHOLD.

We are advised the property commands a Ground Rent of £200.00/annum and Service Charge of £760.00/six monthly with 105 years unexpired remaining on the lease.

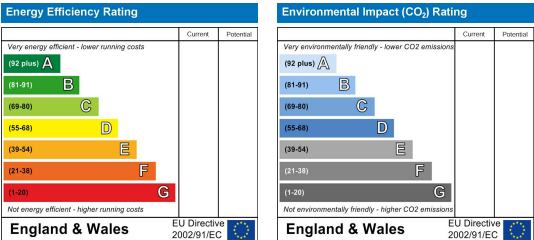
Note: Branocs Estates have not had sight of the lease itself, and so the above should be verified by any intending purchasers conveyancer prior to purchase.

Area Map



Floor Plans

Energy Efficiency Graph



Branocs endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



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