



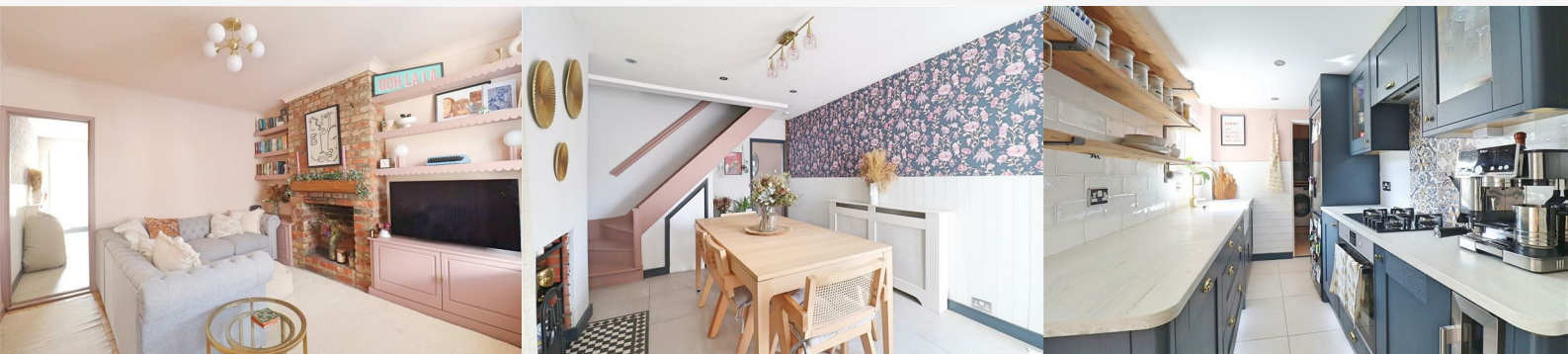
22 CRESSING ROAD, BRAINTREE CM7

OFFERS IN EXCESS OF £300,000

3 Bedrooms | 2 Bathrooms | 2 Receptions

**** FIRST TIME BUYERS DREAM **** This charming THREE bedroom mid-terraced home has been extensively modernised to a high standard, whilst retaining a wealth of character and charm. Internally the property comprises of two reception rooms, three well proportioned bedrooms, a spacious bathroom suite, as well as a UTILITY ROOM and ground floor SHOWER ROOM. Externally the property benefits from off street parking to the front, as well as a generous rear garden which is perfect for summer entertaining. Ideal for first time buyers and commuters alike, being within walking distance of both the Town Centre and Braintree Village amenities and stations, early viewing is highly recommended in order to appreciate the delightful finish on offer.

**** GUIDE PRICE £300,000 - £325,000 ****



GROUND FLOOR

Entrance Porch

Tiled flooring, door to;

Living Room 13'3" x 11'1" (4.06 x 3.40)

Oak flooring, double glazed bay window to front, radiator, exposed brick fireplace, opening to;

Dining Room 13'9" x 11'1" (4.20 x 3.40)

Tiled flooring, double glazed french doors to garden, stairs rising to first floor, under stairs storage cupboard, radiator, feature fireplace.

Kitchen 9'2" x 6'2" (2.80 x 1.90)

Tiled flooring, matching wall & base shaker style units with quartz worktops and brushed brass furniture fittings, inset butler sink with mixer tap, integral oven, four ring gas hob with extractor over, integral dishwasher & wine fridge, space for fridge/ freezer, under cabinet lighting, double glazed window to side, door to;

Utility Room

Tiled flooring, space & plumbing for washing machine and tumble dryer, heated towel radiator.

Cloakroom

Hand wash basin inset to vanity, WC, walk in shower.

FIRST FLOOR

Landing

Carpet flooring, doors to;

Bedroom One 14'9" x 11'5" (4.50 x 3.50)

Carpet flooring, radiator, double glazed window to rear, built in storage cupboard, airing cupboard, door to;

Bathroom

Tiled flooring, freestanding roll top bath, shower enclosure, pedestal hand wash basin, WC, towel radiator, obscure double glaze window to rear.

Bedroom Two 11'5" x 11'5" (3.50 x 3.50)

Carpet flooring, double glazed window to front, radiator.

Bedroom Three 8'2" x 5'2" (2.50 x 1.60)

Carpet flooring, radiator, double glazed window to front.

EXTERIOR

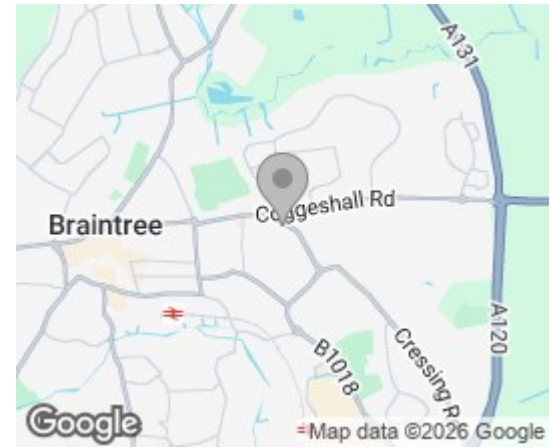
Garden

Fully enclosed garden commencing with paved patio area with further shingle seating area, remainder laid to lawn, rear access gate.

Front Of Property

Gravel driveway providing parking.

Area Map

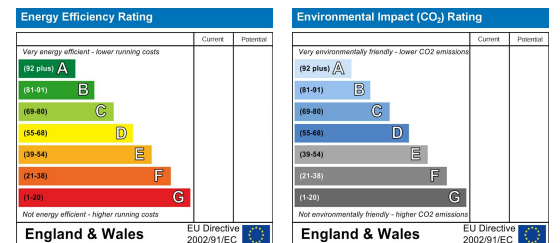


Floor Plans



Total floor area 84.5 sq.m. (909 sq.ft.) approx

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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