



## 124 TWELVE ACRES, BRAINTREE CM7

OFFERS IN EXCESS OF £260,000

2 Bedrooms | 1 Bathrooms | 1 Reception

**\*\* NO ONWARD CHAIN \*\*** Calling all **FIRST TIME BUYERS!** This well situated property offers great potential to cement your own stamp upon it, benefitting from two great sized bedrooms, together with a **KITCHEN/DINER**, Living Room, and with the benefit of two allocated parking spaces to the rear of the property. Conveniently positioned within walking distance of nearby amenities, including Braintree Village Shopping Centre and Station, together with great access to the A120, this is a true first time buyers dream and must be viewed in order to appreciate the potential on offer.



## GROUND FLOOR

### Entrance Hall

Stairs rising to first floor, door to;

### Living Room 14'7" x 12'11" (4.45 x 3.94)

Carpet flooring, double glazed window to front aspect, under stairs storage cupboard, french doors to;

### Kitchen/ Diner 12'10" x 9'2" (3.93 x 2.80)

Fitted kitchen with a range of wall & base units with roll edge work surfaces, stainless steel sink with mixer tap, tiled splashbacks, integrated oven with four ring hob, spaces for fridge/ freezer & washing machine. double glazed window & french doors to rear garden, radiator.

## FIRST FLOOR

### Landing

Carpet flooring, loft access, doors to;

### Bedroom One 12'11" x 10'7" (3.96 x 3.23)

Two double glazed windows to front aspect, carpet flooring, radiator, fitted wardrobe.

### Bedroom Two 11'2" x 7'10" (3.42 x 2.39)

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

### Bathroom

Suite comprising of panelled bath with shower over, hand wash basin, WC, radiator, obscure double glazed window to rear.

## EXTERIOR

### Front

Pathway leading to front entrance door.

### Rear Garden

Paved patio area leading to low maintenance garden laid with stone shingle & mature borders. Rear access gate leading to the parking area.

### Parking

Allocated parking space immediately to the rear of the property.

## Area Map

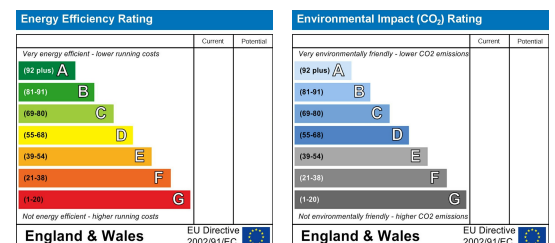


## Floor Plans



© Essex EPCs  
This floor plan is not to scale and is for illustrative purposes only.  
We make no guarantee, warranty or representation as to its accuracy and completeness.

## 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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