



## 234 CRESSING ROAD, BRAINTREE CM7

GUIDE PRICE £375,000

3 Bedrooms | 1 Bathrooms | 1 Receptions

\*\* NO ONWARD CHAIN \*\* Situated with easy access to both the A120, and Braintree Village Station this THREE Bedroom DETACHED bungalow. Internally benefitting from a modern Kitchen & Bathroom, spacious Lounge/Diner whilst externally offering a pleasant rear garden, driveway parking & single Garage. The property has been priced reflecting the need for some final internal improvement. We advise early viewing in order to avoid disappointment.



## Hallway

Laminate flooring, radiator, airing cupboard, doors to;

## Lounge/Diner 17'2" > 11'3" x 15'10" > 11'1" (5.25 > 3.43 x 4.85 > 3.38)

Carpet flooring, 2x windows to rear, feature fireplace, 2x radiators, patio doors leading to rear garden

## Kitchen 11'7" x 12'3" (3.55 x 3.74)

Vinyl flooring, wall & base units, integrated oven with 4 ring electric hob with extractor hood over, spaces for appliances, window to front, door leading to side alley.

## Bedroom One 11'2" x 9'9" (3.41 x 2.98)

Carpet flooring, radiator, window to rear

## Bedroom Two 11'2" x 9'9" (3.41 x 2.98)

Laminate flooring, radiator, window to rear

## Bedroom Three 11'2" > 7'10" x 9'8" > 6'7" (3.41 > 2.41 x 2.97 > 2.02)

Carpet flooring, radiator, window to front, fitted wardrobes

## Bathroom

Tiled flooring, walk in shower, hand wash basin inset to vanity unit, WC, obscure window to front, heated towel rail

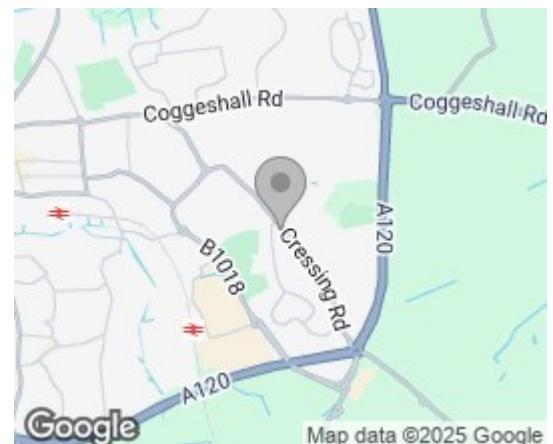
## Rear of Property

Commencing with a patio seating area, remainder laid to lawn, enclosed by panel fencing, side alley leading to side gate to front & side door to garage.

## Parking & Garage

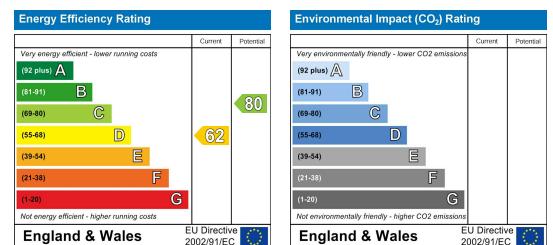
Single Garage. Driveway parking for 2/3 vehicles

## 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.



**Phone:** 01376 386555

Phoenix House 5 New Street

**Email:** info@branocsestates.co.uk

Braintree

**Website:** www.branocsestates.co.uk

Essex

CM7 1ER

