



## 22A PANFIELD LANE, BRAINTREE CM7

£1,300 PER MONTH

2 Bedrooms | 1 Bathrooms | 1 Receptions

**\*\* AVAILABLE AUGUST \*\*** Situated within a prime town centre position, within walking distance of a vast array of amenities including Braintree Station, this well presented modern TWO bedroom home. Presented superbly throughout, this ideal starter home offers a modern finish with good sized room proportions, and a well maintained rear garden whilst offering allocated parking to the rear. Early viewing highly advised.



## Entrance Hall

## Kitchen 9'6" x 9'1" (2.92 x 2.78)

Wall & Base units, integrated oven with 4 ring gas hob, spaces for fridge freezer & washing machine, window to rear.

## Living Room 15'7" x 10'9" (4.76 x 3.29)

Carpet flooring, window to front, patio doors leading to rear garden.

## FIRST FLOOR

## Bedroom One 13'5" x 8'9" (4.09 x 2.67)

Carpet flooring, radiator, window to rear.

## Bedroom Two 11'7" x 6'6" (3.55 x 2.00)

Carpet flooring, radiator, window to front.

## Bathroom

Bath with shower over, hand wash basin inset to vanity unit, WC, heated towel rail, obscure window.

## Rear of Property

Commencing with patio seating area, remainder laid to lawn, pathway leading to rear access gate to parking area.

## Parking

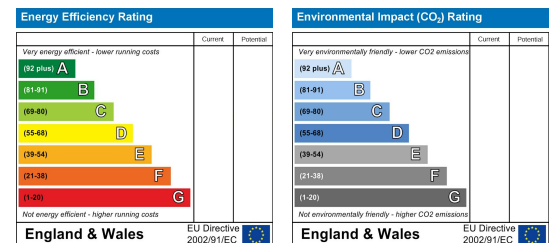
2 x Spaces to the rear of the property

## 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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