



28 PORTERS FIELD, BRAINTREE CM7

£1,500 PER MONTH

3 Bedrooms | 2 Bathrooms | 1 Receptions

**** AVAILABLE AUGUST **** Situated within a popular turning, within walking distance of the town centre and nearby amenities, this superbly presented and larger than expected home offers THREE spacious bedrooms, with a large EN-SUITE to the Master Bedroom. On the Ground Floor is a large 19' x 14' LIVING ROOM, with a spacious fully fitted Kitchen/Diner, and Cloakroom, whilst externally the property comes with good off street parking to the front, and an easy maintenance rear Garden. Early viewing is highly advised in order to avoid disappointment.



Entrance Hall

Storage cupboard, doors to;

Cloakroom

WC, wall mounted hand wash basin, radiator, vinyl flooring.

Lounge 19'11" x 14'3" (6.09 x 4.36)

Laminate flooring, two radiators, double glazed window to front, under stairs storage, stairs to first floor, door to;

Kitchen/ Diner 17'1" x 11'8" (5.22 x 3.56)

Vinyl flooring, radiator, patio doors & double glazed window to rear. Dining area, kitchen with wall & base units, roll edged work tops, four ring gas hob, intehral double oven, dishwasher, space for washing machine, one and a half stainless steel sink.

FIRST FLOOR

Landing

Carpet flooring, airing cupboard, loft access, doors to;

Master Bedroom 14'5" x 10'7" (4.40 x 3.23)

Carpet flooring, double glazed window to front, radiator, fitted double wardrobe & storage cupboard, door to;

Ensuite

Bath, walk in double shower, WC, pedestal hand wash basin, part tiled walls, vinyl flooring, radiator.

Bedroom Two 10'2" x 10'2" (3.12 x 3.11)

Carpet flooring, radiator, double glazed window to rear, fitted cupboard.

Bedroom Three 10'4" x 6'7" (3.16 x 2.02)

Double glazed window to rear, carpet flooring, radiator.

Bathroom

Bath, WC, hand wash basin, towel radiator, shaving point.

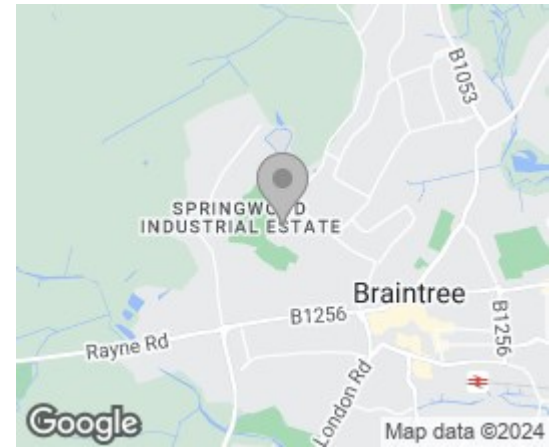
Garden

Paved patio area, paved path down to rear access gate, remainder laid to lawn.

Carport & Parking

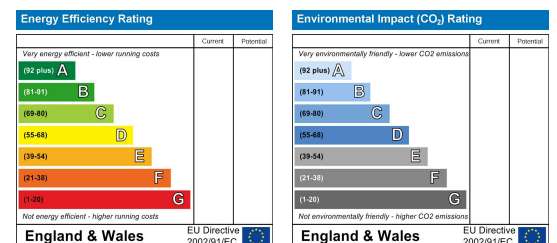
Carport en bloc, one allocated parking space to front of property.

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.



Phone: 01376 386555
Email: info@branocsestates.co.uk
Website: www.branocsestates.co.uk

Phoenix House 5 New Street
Braintree
Essex
CM7 1ER

