

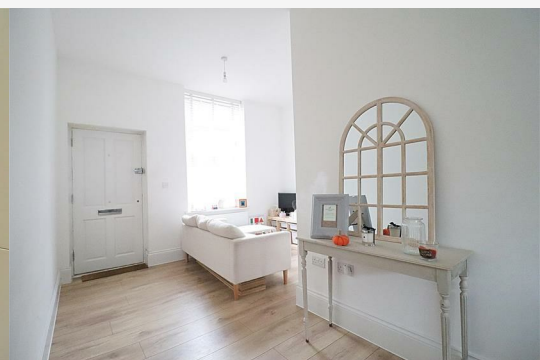


## 21 FAIRFIELD ROAD, BRAINTREE CM7

GUIDE PRICE £230,000

2 Bedrooms | 1 Bathrooms | 1 Receptions

**\*\* MUST VIEW! \*\*** A rare opportunity to purchase this beautifully presented GROUND FLOOR TWO Bedroom Marionette situated within this converted former Police Station, within a stones throw of Braintree Station & Town Centre. The property boasts a spacious lounge/diner, separate kitchen with integrated appliances, family bathroom whilst externally offering a pleasant communal garden. Viewing is highly advised in order to appreciate the accommodation on offer.



### Lounge 12'9" x 10'4" (3.89 x 3.15)

Double glazed window to front,

### Dining Room/ Study 12'0" x 8'3" (3.68 x 2.52)

Double glazed window to front.

### Kitchen 9'4" x 8'6" (2.85 x 2.61)

Double glazed window to rear. Integrated washing machine, dishwasher, fridge/freezer, base level oven, electric hob and extractor fan.

### Hallway

Three storage cupboards

### Bedroom One 12'7" x 10'11" (3.84 x 3.33)

Double glazed window to front, cupboard.

### Bedroom Two 8'2" x 6'2" (2.49 x 1.90)

Double glazed window to rear.

### Bathroom

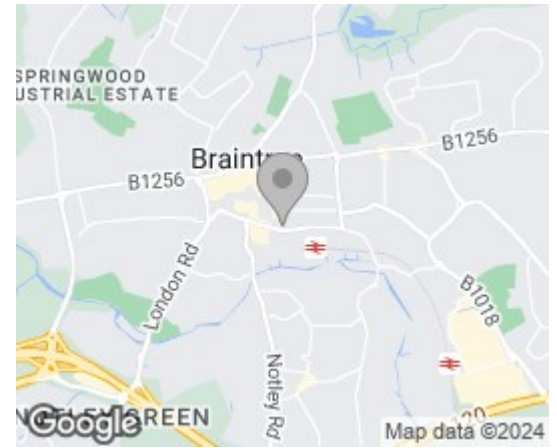
Shower over bath, WC, hand wash basin, double glazed window to rear.

### NOTES

We have been advised the property commands a yearly Ground Rent of £150.00 and a Service Charge of £2144.55 to be paid over 10 months.

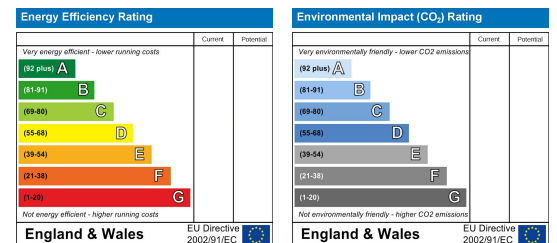
The lease was 125 years from new, with 118 years remaining.

### 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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