



## 9 RIFLE HILL, BRAINTREE CM7

£1,150 PER MONTH

2 Bedrooms | 1 Bathrooms | 1 Reception

**\*\* AVAILABLE AUGUST \*\*** Situated within walking distance of Braintree Town Centre & Station is this TWO BEDROOM, GROUND FLOOR Maisonette. Presented in excellent condition throughout, the property boasts a spacious Lounge/Diner, separate Kitchen & Bathroom, whilst externally offering a pleasant Front Garden & Off Road Parking. Viewing Advised.



Front of Property

Front Garden laid to lawn, enclosed by panel & brick fencing.

Hallway

Laminate flooring, doors to;

Lounge/Diner 15’4” x 10’6” (4.68 x 3.22)

Carpet flooring, window to front, feature fireplace

Kitchen

Tile effect vinyl flooring, wall & base units, integrated oven with 4 ring hob with extractor over, spaces for appliances, window to font

Bedroom One 13’8” x 10’6” (4.19 x 3.22)

Laminate flooring, window to rear

Bedroom Two 10’7” x 8’10” (3.24 x 2.70)

Carpet flooring, window to rear, storage cupboard

Bathroom

Bath with shower over, WC, pedestal hand wash basin, obscure window to side, heated towel rail

Parking

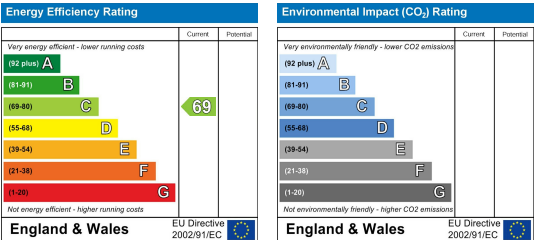
Off road parking for 1x vehicle

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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