Connells

connells.co.uk

guide price **£350,000**

for sale



Porters Field Braintree CM7 1FE

Brand new to the market is this well presented three bedroom end of terrace home which is the epitome of comfort and convenience.

This home is being sold with No Onward Chain, making it an ideal opportunity for a smooth and hassle-free purchase.

Residential Sales & Lettings | Mortgage Services | Conveyancing | Surveyors | Land & New Homes







Porters Field Braintree CM7 1FE

Entrance Porch

Storage cupboard

Downstairs Cloakroom

Low level WC, pedestal hand wash basin, radiator.

Living Room

 $20^{\prime}\,2^{\prime\prime}\,x$ 14' 2" ($6.15m\,x$ 4.32m) Double glazed window to the front aspect, two radiators, stairs leading to the first floor, storage cupboard.

Kitchen/Dining Room

17' 4" x 11' 8" (5.28m x 3.56m) Inset stainless steel sink unit with right hand drainer with cupboard under, working surfaces to the side with a matching range of wall mounted units with further drawers and cupboards under, built in oven, hob and extractor fan, space for washing machine, double glazed patio doors and window to the rear aspect.

First Floor Landing

Double glazed window to the side aspect, loft access, storage cupboard, radiator.

Bedroom One

14' 6" max x 10' 8" (4.42m max x 3.25m) Double glazed window to the front aspect, built in wardrobes, storage cupboard, radiator.







En-Suite

Low level WC, pedestal hand wash basin, paneled bath, walk in shower cubicle, radiator, downlighters, double glazed window to the front aspect.

Bedroom Two

 $10^{\circ}3^{\prime\prime}$ x 10^{\prime} 3" (3.12m x 3.12m) Double glazed window to the front aspect, radiator, built in wardrobe.

Bedroom Three

10' 2" x 6' 7" ($3.10m\ x\ 2.01m$) Double glazed window to the rear aspect, radiator.

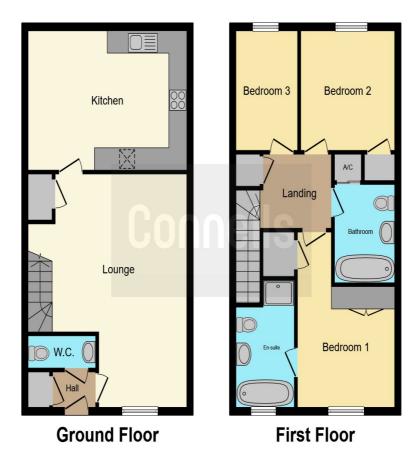
Family Bathroom

Low level WC, pedestal hand wash basin, paneled bath, heated towel rail.

Rear Garden

Paved patio area with the remainder of the garden laid to lawn, gate to the side aspect.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01376 552 222 E braintree@connells.co.uk

17 Great Square BRAINTREE CM7 1TX

Property Ref: BRT308207 - 0003

Tenure: Freehold

EPC Rating: C

view this property online connells.co.uk/Property/BRT308207





1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.connells.co.uk| www.rightmove.co.uk | www.zoopla.co.uk