



Porters Field, Braintree, CM7 1FB

welcome to

Porters Field, Braintree

** GUIDE PRICE £200,000 - £215,000 ** William H Brown are pleased to offer this spacious ground floor two bedroom maisonette situated within walking distance to Braintree Town Centre and the Mainline Railway Station to Liverpool Street.



Entrance Hall

Double glazed door to front, radiator, airing cupboard, storage cupboard.

Lounge / Diner

19' 5" 1 narrowing to 12' 8" x 11' (5.92m 1 narrowing to 3.86m x 3.35m)

L-shaped room, four double glazed windows, two radiators, double glazed French doors.

Kitchen

9' x 6' 2" (2.74m x 1.88m)

Double glazed window to side, range of wall and base units with rolled edge work surfaces incorporating inset sink and drainer, integrated oven, hob and extractor hood over, spaces for appliances, wall mounted boiler.

Bedroom One

10' x 8' 8" (3.05m x 2.64m)

Double glazed window to front, radiator, built in wardrobe.

En-Suite

Shower cubicle, wash hand basin, low level WC, shaver point, extractor fan.

Bedroom Two

10' 10" x 7' 8" (3.30m x 2.34m)

Double glazed window to rear, radiator, built in wardrobe.

Bathroom

Double glazed window to rear, wash hand basin, low level WC, shaver point, extractor fan, enclosed panelled bath with overhead shower, radiator.

Parking

Allocated parking space.

External

Communal gardens.



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Porters Field, Braintree

- Spacious Ground Floor Maisonette
- Two Bedrooms
- Bathroom & En-Suite
- Allocated Parking
- Close to Town Centre & Station

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), coverings 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.focusagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:
BTR109303 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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