

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

£200,000 - £215,000

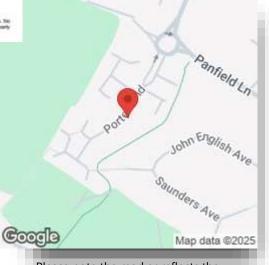


This floor plan is for Bustistive purposes only if is not drawn to scale. Any measurements, floor ensist proceding any lotal floor steal, openings and colemation are approximate. No listing a sales floor specific procedure of the specific procedure of









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BTR109303



Property Ref: BTR109303 - 0003 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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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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.