



Porters Field, BRAINTREE, CM7 1FE



welcome to

Porters Field, BRAINTREE

** GUIDE PRICE £170,000 - £180,000 ** Spacious two-bedroom ground floor apartment with private entrance, en-suite master, allocated parking, and access to communal gardens — ideally located for commuters and first-time buyers, just moments from Braintree Station and Town Centre.



Hallway

Storage cupboard. Radiator. Doors leading to:-

Lounge / Diner

20' 4" x 17' 5" (6.20m x 5.31m)

L'shaped. Double glazed window to front and rear aspect. Radiator.

Opens to:-

Kitchen

8' 10" x 6' 3" (2.69m x 1.91m)

Double glazed window to rear aspect. Range of matching base and eye level units with work surface over incorporating a one and a half stainless steel sink drainer with hot and cold mixer taps. Integrated oven. Four ring gas hob and overhead extractor fan. Integrated fridge freezer. Plumbing and space for washing machine.

Bedroom One

9' 10" x 9' 6" (3.00m x 2.90m)

Double glazed window to front aspect. Built in wardrobe. Radiator.

Door leading to:-

En-Suite

8' 10" x 6' 3" (2.69m x 1.91m)

Obscure double glazed window to front aspect. Walk in shower cubicle.

Low level WC. Pedestal hand wash basin. Radiator.

Bedroom Two

8' 6" x 6' 11" (2.59m x 2.11m)

Double glazed window to rear aspect. Radiator. Built in cupboard.

Bathroom

7' 3" x 6' 11" (2.21m x 2.11m)

Obscure double glazed window to rear aspect. Side panel bath. Low level WC. Pedestal hand wash basin. Radiator.

Exterior

Communal gardens. Allocated parking space.



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Porters Field, BRAINTREE

- Ground Floor Maisonette
- Two Good Size Bedrooms
- En-Suite to Master
- Double Glazing
- Gas Central Heating

Tenure: Leasehold EPC Rating: C

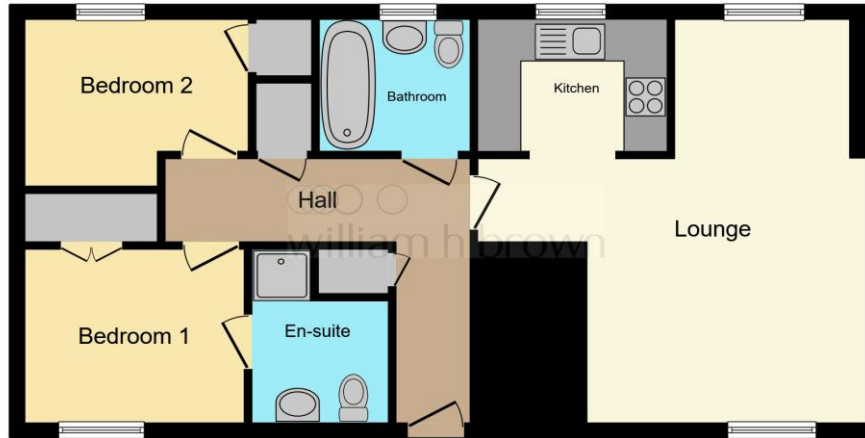
Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

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

£170,000 - £180,000



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



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Property Ref:
BTR109793 - 0004

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