



22A PANFIELD LANE, BRAINTREE CM7

£1,300 PER MONTH

2 Bedrooms | 1 Bathrooms | 1 Reception

**** AVAILABLE AUGUST **** Situated within a prime town centre position, within walking distance of a vast array of amenities including Braintree Station, this well presented modern TWO bedroom home. Presented superbly throughout, this ideal starter home offers a modern finish with good sized room proportions, and a well maintained rear garden whilst offering allocated parking to the rear. Early viewing highly advised.



Entrance Hall

Kitchen 9’6” x 9’1” (2.92 x 2.78)

Wall & Base units, integrated oven with 4 ring gas hob, spaces for fridge freezer & washing machine, window to rear.

Living Room 15’7” x 10’9” (4.76 x 3.29)

Carpet flooring, window to front, patio doors leading to rear garden.

FIRST FLOOR

Bedroom One 13’5” x 8’9” (4.09 x 2.67)

Carpet flooring, radiator, window to rear.

Bedroom Two 11’7” x 6’6” (3.55 x 2.00)

Carpet flooring, radiator, window to front.

Bathroom

Bath with shower over, hand wash basin inset to vanity unit, WC, heated towel rail, obscure window.

Rear of Property

Commencing with patio seating area, remainder laid to lawn, pathway leading to rear access gate to parking area.

Parking

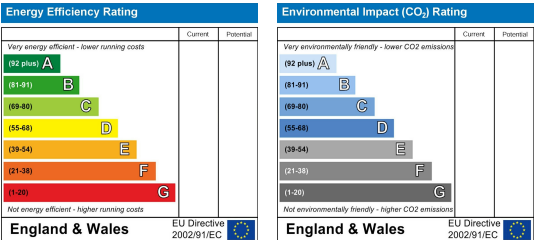
2 x Spaces to the rear of the property

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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