



Porters Field

Braintree, CM7 1FB

£290,000



Boasting TWO LARGE DOUBLE BEDROOMS is this well presented, modern terraced home that offers a SPACIOUS KITCHEN DINER and a generous 15' lounge, plus entrance hall & cloakroom, modern bathroom, PRIVATE SOUTH-EAST FACING REAR GARDEN, and allocated parking. Ideal for first time buyers or as a buy to let! Ideally located within easy access to Braintree's railway station. NO ONWARD CHAIN!



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The accommodation, with approximate room sizes, is as follows:

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Stairs to first floor, radiator, laminate wood flooring, smooth ceiling.

CLOAKROOM:

Low level WC, pedestal wash hand basin, radiator, tiled flooring, smooth ceiling.

LOUNGE:

15'03 x 11'06 (4.65m x 3.51m)

Double glazed windows to rear aspect, radiator, carpeted flooring, smooth ceiling. Double glazed door to rear garden.

KITCHEN / DINING ROOM:

14'05 x 8'02 (4.39m x 2.49m)

Double glazed window to front aspect, matching wall and base units with edged work surfaces, one and a half bowl sink and drainer with central mixer taps, built-in oven, gas hob, extractor hood, integrated dishwasher, and washing machine, space for fridge/freezer, radiator, wall mounted boiler, laminate flooring, smooth ceiling.

FIRST FLOOR ACCOMMODATION:

LANDING:

Loft access, airing cupboard, carpeted flooring and smooth ceiling.

MASTER BEDROOM:

15'02 x 11'04 max (4.62m x 3.45m max)

Double glazed window to front aspect, radiator, carpeted flooring and smooth ceiling.

BEDROOM TWO:

13'07 x 8'08 (4.14m x 2.64m)

Double glazed window to rear aspect, built-in wardrobes, radiator, carpeted flooring and smooth ceiling.

FAMILY BATHROOM:

Double glazed opaque window to rear aspect, panelled bath with shower over, low level WC, pedestal wash hand basin, radiator, vinyl flooring and smooth ceiling.

EXTERIOR:

REAR GARDEN:

Enclosed rear garden mainly laid to lawn with hard standing patio area, access via gate to parking space.

PARKING:

The property has one allocated parking space.

AGENTS NOTES:

For further information please contact Hamilton Piers. Please note; the photos were taken from prior to the previous tenancy and are therefore over 12 months old.



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All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

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