



- Two bedroom maisonette
- First floor
- Allocated parking
- No onward chain
- En suite to the master
- Spacious living accommodation
- Gas central heating
- Easy access to town centre

### 4 Porters Field, Braintree, Essex. CM7 1FE.

Michaels Property Consultants are pleased to present to the market this well presented and deceptively spacious two bedroom maisonette nestled within this modern development. Favourably positioned within easy reach of both the Braintree town centre and the train station, we feel the property would make an ideal purchase for both first-time buyers and buy to let investors alike. The accommodation features an entrance hall that provides access to the living accommodation on the first floor, a spacious lounge/diner, with plenty of room for a dining table, a separate fitted kitchen, two double bedrooms with an en suite shower room to the master, and the family bathroom. Outside, this ideal starter home is further enhanced by having allocated parking for one vehicle. Offered for sale on a chain free basis, early internal viewing is advised.



# Property Details.

## Entrance Hall

Double glazed UPVC door to front, stairs rising to accommodation;

## Landing/Inner Hallway

Door to airing cupboard, door to storage cupboard, loft access, doors to accommodation;

## Lounge/Diner



19' 7" x 13' 2" (5.97m x 4.01m) Double glazed windows to front & rear, radiator, television & telephone point, opening to;

## Kitchen



9' 3" x 6' 3" (2.82m x 1.91m) Double glazed window to rear, radiator, matching wall & base units with worktops over, inset sink with side drainer unit, wall mounted boiler, integrated oven & hob with extractor over, integrated dishwasher, integrated fridge/freezer, space for additional appliances.

## Bedroom One



12' 3" x 9' 1" (3.73m x 2.77m) Double glazed window to front, radiator, built-in wardrobe, door to;

## En suite



Obscure double glazed window to front, radiator, WC, hand wash basin, shower cubicle which is fully tiled, part tiled walls, extractor fan.

## Bedroom Two



10' 3" x 10' 1" (3.12m x 3.07m) Double glazed window to rear, radiator, built-in wardrobe.

# Property Details.

## Bathroom



Obscure double glazed window to rear, radiator, WC, hand wash basin, panelled bath, tiled walls, extractor fan.

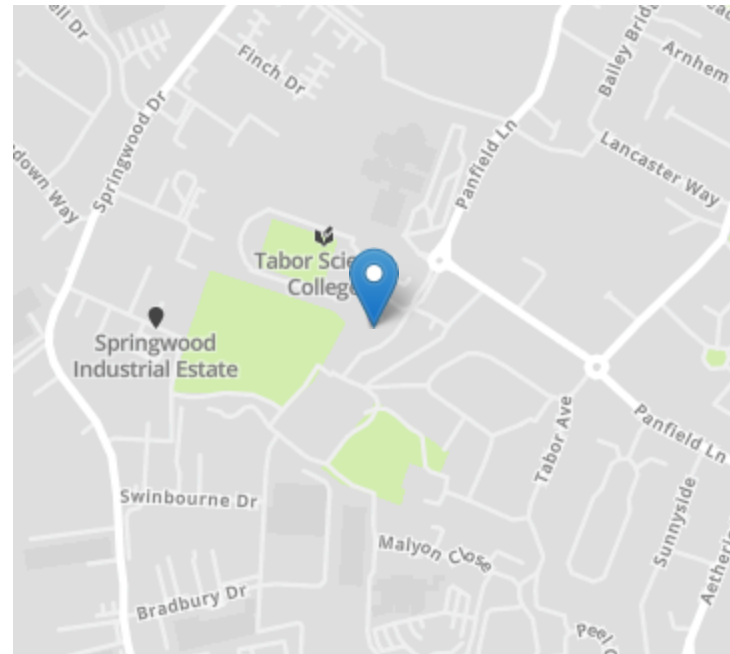
## Parking

There is an allocated parking space to the front of the property.

# Property Details.

## Floorplans

## Location



## Energy Ratings

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.