



- Three Bedroom Home
- Generous Living Accommodation
- Carport Parking
- Large Kitchen/Diner
- Ground Floor Cloakroom
- En Suite To Master
- No Onward Chain
- Well Presented Throughout

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

Offered for sale with no onward chain, we are pleased to present to the market this fabulous sized three-bedroom terraced house conveniently positioned within walking distance of both the Braintree High Street and the mainline railway station.



# Property Details.

## Entrance Hall

Storage cupboard, doors to;

## Cloakroom

WC, wall-mounted hand wash basin, radiator, vinyl flooring.

## Lounge



19' 11" x 14' 3" (6.07m x 4.34m) Laminate flooring, two radiators, double glazed window to front, under stairs storage, stairs to first floor, door to;

## Kitchen/Diner



17' 1" x 11' 8" (5.21m x 3.56m) Vinyl flooring, radiator, patio doors & double-glazed window to rear. Dining area, kitchen with wall & base units, roll-edged worktops, four ring gas hob, integral double oven, dishwasher, space for washing machine, one and a half stainless steel sink.

## First Floor Landing

Carpet flooring, airing cupboard, loft access, doors to;

# Property Details.

## Bedroom One



14' 5" x 10' 7" (4.39m x 3.23m) Carpet flooring, double glazed window to front, radiator, fitted double wardrobe & storage cupboard, door to;

## En Suite



Panelled bath, walk-in double shower, WC, pedestal hand wash basin, part tiled walls, vinyl flooring, radiator.

## Bedroom Two



10' 2" x 10' 2" (3.10m x 3.10m) Carpet flooring, radiator, double-glazed window to rear, fitted cupboard.

## Bedroom Three

10' 4" x 6' 7" (3.15m x 2.01m) Double glazed window to rear, carpet flooring, radiator.

## Family Bathroom



Panelled bath, shower cubicle which is fully tiled, WC, hand wash basin, towel radiator, shaving point.

## Rear Garden



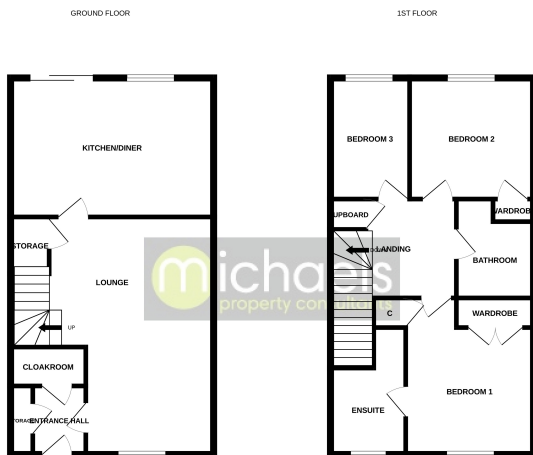
Paved patio area, paved path down to rear access gate, remainder laid to lawn, enclosed by panelled fencing, outside tap.

## Carport & Parking

Carport en bloc, one allocated parking space to front of property.

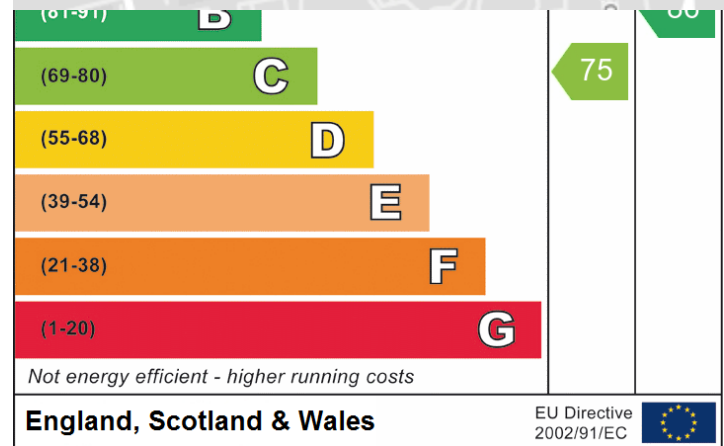
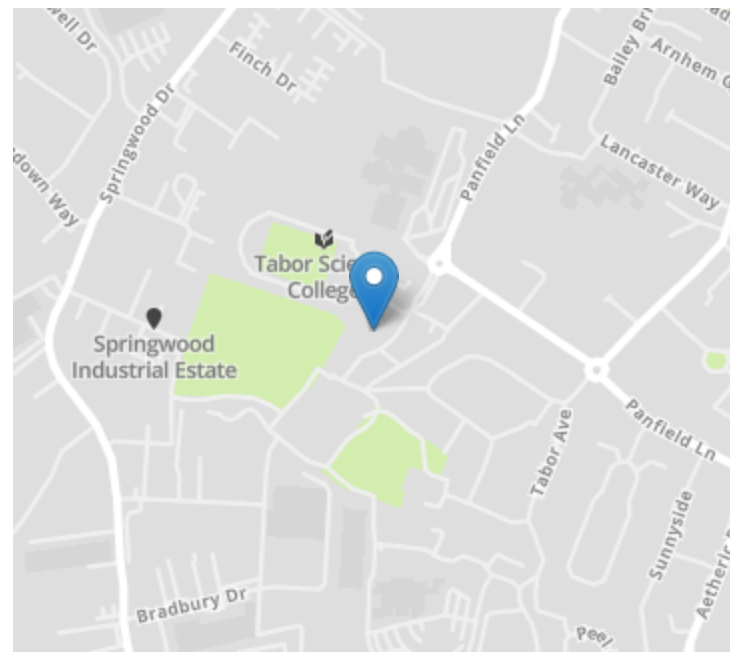
# Property Details.

## Floorplans



While every effort has been made to ensure the accuracy of the floorplans contained herein, measurements of rooms, corridors, stairs and any other parts are approximate and not to be relied upon for any purpose. The purchaser is advised to verify the accuracy of the floorplans and measurements by a professional surveyor. The purchaser is advised to check the accuracy of the floorplans and measurements by a professional surveyor. The purchaser is advised to check the accuracy of the floorplans and measurements by a professional surveyor.

## Location



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.