



16a Manor Street, Braintree. CM7 3HP.

£850 pcm



A good size DOUBLE BEDROOM centrally positioned first floor flat minute from the High St and Station. The property offers large kitchen/diner with appliances. Living Room. Bathroom with shower. Gas fired radiator heating. Double glazing. Viewing recommended. Council band 'A'. AVAILABLE NOW.



55 High Street, Braintree, Essex, CM7 1JX

www.rolandjames.com

Email: property@rolandjames.com

Telephone: 01376 327123



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## LOCATION

Applicants are advised that Manor Street is directly off The Market Place in the town centre.

## **Stairs to first floor**

## ENTRANCE HALL

Door to:

## LOBBY

Door to:

## LIVING ROOM

13'2 x 15'7

Window to rear.

## DOUBLE BEDROOM

10'3 x 13'6

Window to front.

## HALLWAY

Door to storage cupboard.

## KITCHEN/DINER

11'8 x 11'5

Window to front. . Range of wall and base units. Oven and hob.

## BATHROOM

Modern white suite comprising low level W.C., pedestal wash handbasin, bath with electric shower over. Window to side.

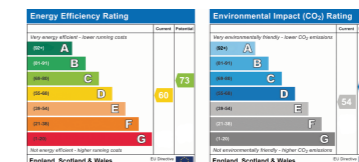
## **Outside**

## PARKING

Manor Street is predominantly resident only parking. Permits subject to availability can be obtained from the Local Authority.

## OUTSIDE SPACE.

There is no designated outside area.



**AGENTS NOTE** NO ELECTRICAL OR MECHANICAL ITEMS AT THE PROPERTY HAVE BEEN TESTED AND INTENDING PURCHASERS MUST SATISFY THEMSELVES AS TO THEIR CONDITION AND SERVICEABILITY. **TO VIEW:** BY PRIOR TELEPHONE APPOINTMENT THROUGH THE VENDORS AGENTS ROLAND JAMES 01376 327123. OPEN WEEKDAYS 9 A.M. UNTIL LATE, SATURDAY 9 A.M. TO 5 P.M.