



- Two Bedroom Maisonette
- Ground Floor
- Beautifully Presented Throughout
- Off Road Parking & Garage
- Private Front & Rear Gardens
- Modern Gas Boiler
- High Spec Family Room
- 169 Years Remaining On Lease
- Peppercorn Ground Rent

### 3 Dean Rogers Place, Braintree, Essex. CM7 5ST.

Michaels Property Consultants are delighted to bring to the market this beautifully presented and deceptively spacious two bedroom, ground floor maisonette boasting it's own private front and rear garden, a garage, and recently renewed lease with 169 years remaining. New to the market and offered for sale with no onward chain, this stunning property lends itself perfectly to both first time buyers and buy to let investors alike.





# Property Details.

## Accommodation

### Entrance Hallway

### Kitchen



10' 1" x 8' 6" (3.07m x 2.59m)

### Inner Hallway

## Living Room



13' 9" x 12' 0" (4.19m x 3.66m)

## Bedroom One



10' 2" x 8' 3" (3.10m x 2.51m)



# Property Details.

## Bedroom Two



11' 8" x 4' 11" (3.56m x 1.50m)

## Family Shower Room



## Outside

### Rear Garden



### Front Garden

### Garage

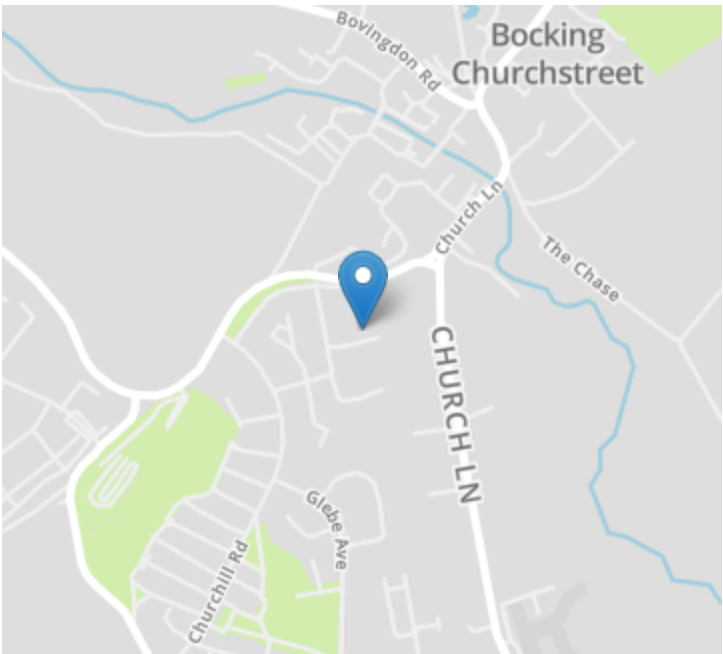
### Driveway (In-Front Of Garage)

# Property Details.

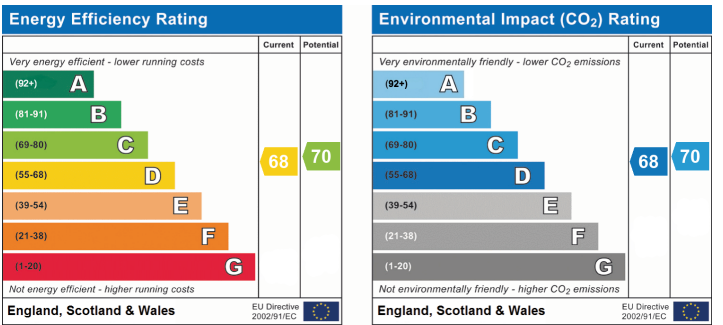
## Floorplans



## 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.