



- One bedroom maisonette
- Ground floor
- No ground rent or service charge
- Landscaped rear garden
- Spacious living accommodation
- Allocated parking
- Ample storage
- UPVC windows

### 15 Knights Road, Braintree, Essex. CM7 3YT.

Situated down a tranquil Cul De sac, situated within easy reach of both the A120 & the Braintree town centre, is this well-appointed ground floor maisonette with its very own private garden. Offered for sale in good order & with no onward chain, we feel the property would make an ideal purchase for both first-time buyers & buy to let investors alike. The property features a spacious lounge/diner, refitted kitchen, bedroom with French doors out to the rear garden, and of course the family bathroom. As previously mentioned, the property boasts a recently landscaped rear garden and one allocated parking space. New to the market, early internal viewing strongly advised.....





# Property Details.

## Lounge/ Diner



17' 0" x 10' 8" (5.18m x 3.25m) - MAX  
Part glazed door to front, double  
glazed window to front, television &  
telephone point, two storage  
cupboards, door to;

## Kitchen



10' 0" x 5' 6" (3.05m x 1.68m) Double  
glazed window to rear, double glazed  
door to rear, matching wall & base  
units, worktops, inset sink with drainer  
unit, tiled floor, cooker point, space  
for appliances

## Bedroom



9' 0" x 10' 7" (2.74m x 3.23m) Double  
glazed French doors to rear, built-in  
wardrobes

## Bathroom



Low-level W/C, wash hand basin,  
paneled bath with shower over, tiled  
walls, extractor fan

# Property Details.

## Rear Garden

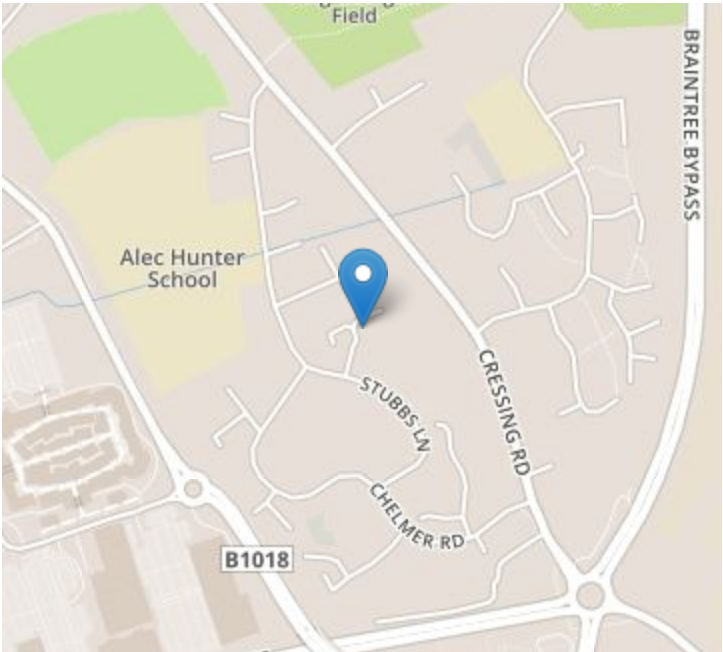


Predominantly laid with Indian sandstone, shingles borders, raised decking area, enclosed by paneled fencing, outside tap & lighting, rear access via wooden gate

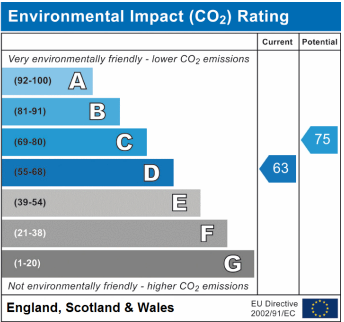
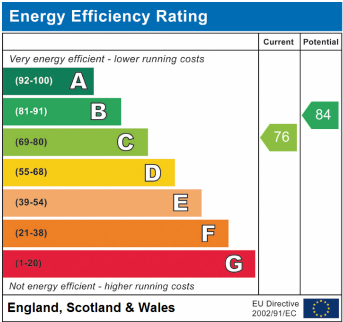
# Property Details.

## 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.