



- Two bedroom terraced house
- Driveway & Off road parking
- Open plan living room & diner
- Modern Kitchen & Bathroom
- Large rear garden
- New boiler & windows
- Easy access to the town centre
- Two double bedrooms

**262 Panfield Lane, Braintree, Essex.
CM7 5RH.**

** Guide Price - £230,000 - £240,000 **

Situated within easy reach of both the Braintree town centre & the train station close to Bocking and Panfield, is this well presented and deceptively spacious two DOUBLE bedroom terraced house. The property occupies a fabulous unoverlooked plot measuring approximately 100ft in length, making this an ideal property for first time buyers and buy to let investors alike. The internal accommodation consists of an entrance hall which provides access to the first floor, spacious living room / diner with access to the rear garden, kitchen, two double bedrooms and a contemporary family bathroom. As previously mentioned there is a large rear garden and a private driveway which provides off road parking for two vehicles. New to the market, an early internal inspection is advised.....



Property Details.

Entrance Hall

Double glazed door to front. radiator, vinyl flooring, under stairs storage cupboard, stairs rising to first floor

Lounge / Diner

19' 0" x 11' 0" (5.79m x 3.35m) Double glazed window to front, radiator, double glazed French doors to rear, television & telephone point, archway leading to kitchen;

Kitchen

11' 7" x 8' 1" (3.53m x 2.46m) Double glazed window to rear, radiator, matching wall & base units, worktops, inset sink with drainer unit, tiled splashback, vinyl flooring, integrated oven & hob with extractor over, space for appliances

First Floor Landing

Bedroom One

12' 2" x 10' 8" (3.71m x 3.25m) Double glazed window to front, radiator, television point, double fitted wardrobes

Bedroom Two

11' 0" x 10' 7" (3.35m x 3.23m) Double glazed window to rear, radiator, door to airing cupboard

Family bathroom

Opaque double glazed window to rear, heated towel rail, low level W/C, hand wash basin, paneled bath with shower attachment over, part tiled walls, wood effect laminate flooring

Rear Garden

Mainly laid to lawn, patio area, enclosed by paneled fencing, outside tap

Parking

There is a block paved driveway which provides off road parking for three vehicles

Property Details.

Property Details.

Floorplans



Ground Floor

Floor area 32.6 sq. m. (351 sq. ft.) approx.

First Floor

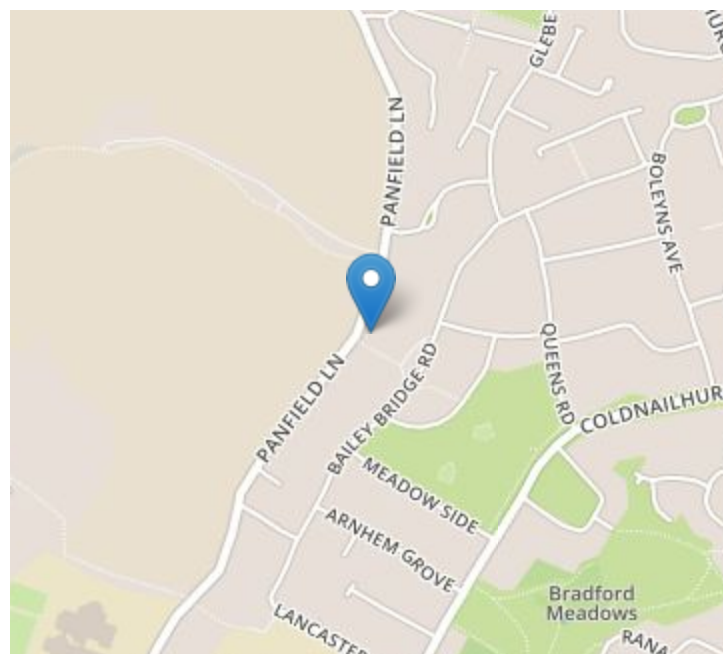
Floor area 33.8 sq. m. (364 sq. ft.) approx.

Total floor area 66.4 sq. m. (715 sq. ft.) approx.

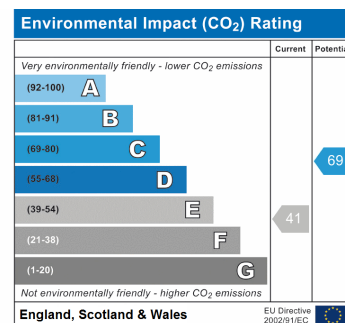
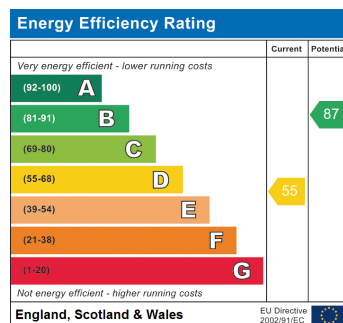
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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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.