



- Two bedroom maisonette
- Ground floor
- Finished to an excellent standard
- Garage & Off road parking for 2 vehicles
- Private garden
- Spacious lounge
- Contemporary high gloss kitchen
- UPVC windows & Gas central heating
- Not standard construction

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

\*\* Cash buyers preferred \*\*

Situated on the fringes of both the village of Bocking & the Braintree Town Centre, is this beautifully presented and much improved two bedroom ground floor maisonette, with its very own private garden. The property is offered for sale in excellent condition both internally and externally, making this a low maintenance purchase for both first time buyers and buy to let investors alike. The internal accommodation comprises entrance hall, refitted high gloss kitchen, contemporary shower room, living room with feature fireplace, and two well-appointed bedrooms. As previously mentioned, there is an attractive & well-maintained rear garden, as well as a garage & off-road parking for two vehicles. Call Michaels Property Consultants for further details.....





# Property Details.

## Entrance Hall

Storage cupboard, vinyl flooring, doors leading to:

## Kitchen



10' 1" x 8' 6" (3.07m x 2.59m) Double glazed window to rear, a range of eye and base level gloss units with worktop over and vibrant splashback, drainer sink with mixer tap, inset oven with hob and extractor over, space for white goods, doors leading to:

## Inner Hallway

Vinyl flooring, two storage cupboards, door leading to:

## Lounge/Diner



13' 9" x 12' 0" (4.19m x 3.66m) Double glazed window to front, feature fireplace, wood effect flooring radiator, door leading to:

## Inner Hall

Range of fitted wardrobes, wood effect flooring, doors to:

# Property Details.

## Bedroom One



10' 2" x 8' 3" (3.10m x 2.51m) - MAX - Double glazed window to rear, radiator.

## Bedroom Two



11' 8" x 4' 11" (3.56m x 1.50m) Double glazed window to side, radiator.

## Shower Room



Obscure double glazed window to side, single shower unit, vanity wash hand basin unit, low-level WC, heated towel rail, tiled walls, vinyl flooring.

## Externally



Rear garden - 30ft laid to white shingle. Front garden - 25ft laid to shingle with shrub borders.

Driveway parking to the side leading to:

## Garage

Garage with up & over door, storage area to the rear of the garage

# Property Details.

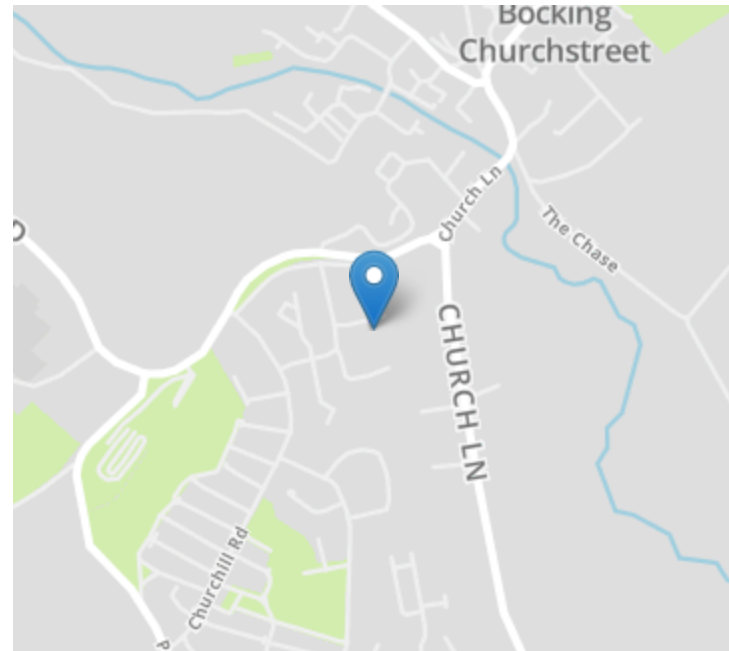
## Floorplans

GROUND FLOOR

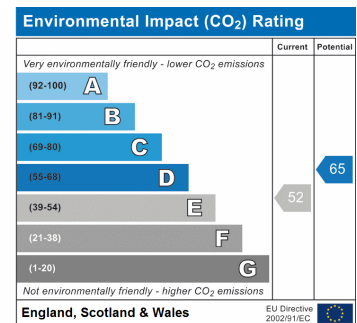
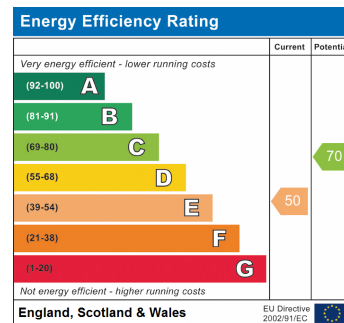


Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of walls, windows, doors and any other means are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with: Hologram 11/2012

## 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.