

for sale

guide price **£500,000** Freehold



Mon Abri Sunnyfields Road Braintree CM7 5PG

We are delighted to offer this charming two bedroom semi detached house which is located in High Garrett and occupying a good size plot which would provide scope for extending the property in the future (stpp).

- Energy Rating: Awaited
- Semi Detached House
- Two Bedrooms
- Two Receptions
- Garage and Outbuildings

Property Details

Entrance Door To:

Living Room 15' 4" x 12' 9" (4.67m x 3.89m)

Part stained glass window to front, brick built fireplace with gas fire, stairs to first floor landing, radiator, door to kitchen. door to dining room/sitting room

Dining Room 11' 9" x 11' 8" (3.58m x 3.56m)

Part stained glass window to front, radiator, brick built fireplace with open fire

Kitchen 11' 6" x 10' 7" (3.51m x 3.23m)

Under stairs cupboard, door to side to the garden, part stained glass window to rear, wall mounted units, sink unit, roll edge work surface with cupboards and drawers under, space for washing machine, tiled splash backs, tiled flooring, radiator

Landing

Part stained glass window to side

Bedroom One 12' 3" x 12' 5" (3.73m x 3.78m)

Part stained glass window to front, radiator, storage cupboard

Bedroom Two 12' 6" x 12' 4" (3.81m x 3.76m)

Part stained glass window to front, radiator, storage cupboard

Bathroom 12' 6" x 9' 8" (3.81m x 2.95m)

Part stained glass window to rear, radiator, low level WC, wash hand basin, panelled bath, airing cupboard

Outside

The front garden has a gravel driveway providing off street parking for many vehicles, lawn area.

The rear garden is mainly laid to lawn with sheds and outbuildings, garage to side.





To view this property please contact Connells on

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17 Great Square
BRAINTREE CM7 1TX

Tenure: Freehold

EPC Rating: Awaited

Property Ref: BRT307690 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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