

for sale

guide price **£325,000**



Sunnyside Braintree CM7 2RR

****Guide Price £325,000-£350,000****

Connells Braintree is delighted to offer For Sale this three bedroom semi detached home situated within a stones throw of Braintree Town Centre and Braintree Railway Station with links to London Liverpool Street.



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Entrance Hall

Stairs leading to the first floor, storage cupboard, radiator.

Living Room

12' 3" x 11' 3" (3.73m x 3.43m)

Double glazed window to the rear aspect, radiator.

Dining Room

12' 1" x 9' 1" (3.68m x 2.77m)

Double glazed window to the front aspect, radiator.

Kitchen

9' 1" x 6' 3" (2.77m x 1.91m)

Inset stainless steel sink unit with right hand drainer with cupboard under, working surfaces to the side with a matching

range of wall mounted units with further drawers and cupboards under, space for cooker, space for further appliances, double glazed window to the side aspect, double glazed door to the side aspect, radiator.

Family Bathroom

Low level WC, pedestal hand wash basin, paneled bath with shower unit above, double glazed window to the side aspect, radiator.

Landing

Double glazed window to the side aspect, loft access.

Bedroom One



13' 9" x 10' (4.19m x 3.05m)

Two double glazed windows to the front aspect, three fitted wardrobes, radiator.

Bedroom Two

9' 5" x 9' 7" (2.87m x 2.92m)

Double glazed window to the rear aspect, feature cast iron fireplace, storage cupboard, radiator.

Bedroom Three

8' 6" x 8' 3" (2.59m x 2.51m)

Double glazed window to the rear aspect, radiator.

Rear Garden

Mainly laid to lawn, pear and apple trees, enclosed by flower, tree and shrub borders, shed to remain, gate providing access to the front of the property.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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Property Ref: BRT307714 - 0007

Tenure: Freehold

EPC Rating: D

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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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