

for sale

offers in excess of **£270,000**



## Sunnyside Braintree CM7 2RP

Introducing a charming two bedroom end of terrace gem, which is the epitome of convenience and modern living and would be perfectly suited to a first time buyer looking to enter the property market or for an investor looking to expand their portfolio.





# Sunnyside Braintree CM7 2RP

## Entrance Porch

## Living Room

11' 3" x 11' 2" Max ( 3.43m x 3.40m Max )  
Double glazed window to the front aspect, radiator.

## Dining Room

11' 3" x 10' 8" Max ( 3.43m x 3.25m Max )  
Double glazed window to the rear aspect with fitted blind, storage cupboard, radiator.

## Kitchen

8' 8" x 6' 3" ( 2.64m x 1.91m )  
Inset stainless steel sink unit with left hand drainer with cupboard under, working surfaces to the side with a matching range of wall mounted units with further drawers and cupboards under, built in

oven, hob, and extractor fan. Space for fridge-freezer and washing machine, downlighters, double glazed window to the rear aspect, double glazed door to the side aspect.

## First Floor Landing

## Bedroom One

11' 6" x 11' 4" max ( 3.51m x 3.45m max )  
Double glazed window to the front aspect, radiator.

## Bedroom Two

11' 1" x 7' 4" ( 3.38m x 2.24m )  
Double glazed window to the rear aspect, mirror fronted wardrobe, storage cupboard enclosing loft access, radiator.

## Family Bathroom





Low level WC, hand wash basin, walk in shower cubicle, paneled bath, heated towel rail, downlighters, double glazed window to the rear aspect.

## Rear Garden

Paved patio area with the remainder of the garden laid to lawn, gate to the front, brick shed.

## Cabin

14' 3" x 12' 5" max ( 4.34m x 3.78m max )





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01376 552 222**  
**E [braintree@connells.co.uk](mailto:braintree@connells.co.uk)**

17 Great Square  
 BRAINTREE CM7 1TX

Property Ref: BRT308242 - 0004

**Tenure:** Freehold

**EPC Rating:** D

**view this property online** [connells.co.uk/Property/BRT308242](http://connells.co.uk/Property/BRT308242)



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)