



Sunnyside Braintree CM7 2RR

for sale guide price
£290,000



Property Description

****Guide Price £290,000-£300,000****

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.

This home offers plenty of versatile space with internal accommodation comprising; sitting room, dining room, kitchen and a family bathroom to the ground floor.

The first floor enjoys three bedrooms.

The rear of the property enjoys a generous sized rear garden which is mainly laid to lawn. The garden also enjoys a shed to the rear which will remain and a brick shed which benefits from power, light and plumbing.

To the front of the property is a driveway which provides parking for three cars.

Furthermore, local amenities and both reputable primary and secondary schooling is within walking distance.

Early viewing is strongly advised.

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.

Agents Notes

"Please be aware that we require ID and proof of address from all buyers prior to formally processing any accepted offers. An AML fee of £80 (including vat) is also payable at this stage and covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead"









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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17 Great Square
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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

view this property online [connells.co.uk/Property/BRT307714](https://www.connells.co.uk/Property/BRT307714)



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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