



Sun Lido Square Gardens

Braintree, CM77 6GD

Freehold
Tax Band: C

Offers In Excess Of £350,000



Boasting a COMPLETE ONWARD CHAIN, an UNOVERLOOKED rear garden plus a GARAGE, allocated parking for multiple vehicles and spacious living accommodation throughout, is this three bedroom semi detached property. Set on a CORNER PLOT position with PLANNING PERMISSION for a single storey rear extension and offering a recently fitted family bathroom & d/stairs cloakroom. Ideally located nearby local amenities, with easy access to Braintree Town Centre & Station, A120/M11 & Chelmsford. Ideal for first time buyers! Please contact Hamilton Piers to view!



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GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Double glazed door and window to side, radiator.

CLOAKROOM:

Opaque double glazed window to front, low level WC, wash hand basin, radiator.

LOUNGE:

12'6" x 12'5" (3.81m x 3.78m)

Double glazed window to front, radiator and under stairs storage.

DINING ROOM:

9'4 x 8'2 (2.84m x 2.49m)

Double glazed patio doors to garden and radiator.

KITCHEN:

9'3" x 7'4" (2.84 x 2.24)

Double glazed window to rear, range of wall and base units with composite work surfaces incorporating inset sink and drainer, integrated dishwasher, washing machine and two ovens, hob and extractor hood over and space for fridge freezer.

FIRST FLOOR ACCOMMODATION:

LANDING:

Double glazed window, radiator, airing cupboard with boiler and access to loft space.

MASTER BEDROOM:

10'0" x 9'1" (3.05 x 2.79)

Double glazed window to rear, built in wardrobes and radiator.

BEDROOM TWO:

10'0" x 9'1" (3.07 x 2.79)

Double glazed window to front and radiator.

BEDROOM THREE:

6'9" x 8'3" (2.06 x 2.54)

Double glazed window to front and radiator.

FAMILY BATHROOM:

Opaque double glazed window to rear, enclosed panelled bath with shower over, wash hand vanity unit, low level WC, heated towel rail, shaver point and extractor fan.

EXTERIOR:

REAR GARDEN:

Mainly laid to lawn, mature shrubs and trees, enclosed by panelled fencing and side access.

GARAGE, DRIVEWAY & PARKING:

Garage and off road parking for multiple vehicles.

AGENTS NOTES:

Council Tax Band: C

For further information regarding this property, please contact Hamilton Piers.



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All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

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