



## 25 PERRYFIELDS, BRAINTREE CM7

£1,500 PER MONTH

3 Bedrooms | 1 Bathrooms | 1 Reception

\*\* AVAILABLE AUGUST \*\* Situated within a favourable development, just a short walk from Braintree town centre and STATION, this THREE Bedroom Semi Detached Home, boasting a spacious Living Area, Kitchen/Diner, Cloakroom & Family Bathroom whilst externally offering a low maintenance Rear Garden & Off Road Parking for 2 Vehicles. Early Viewing Advised!



## Front of Property

2x Allocated Parking Spaces

## Entrance Porch

Carpet flooring, radiator, doors to;

## Cloakroom

Laminate flooring. WC, pedestal hand wash basin, radiator, obscure window to front, extractor fan

## Lounge 15'9" > 12'0" x 12'0" (4.81 > 3.66 x 3.68)

Carpet flooring, double glazed window to front, 2x radiators, stairs rising to first floor, door to;

## Kitchen/Diner 14'11" x 8'2" (4.55 x 2.51)

Vinyl flooring, wall & base units, integrated oven with 4 ring electric hob with extractor hood over, integral fridge freezer & washing machine, under-stair storage cupboard, radiator, double glazed window to rear, patio doors leading to rear garden.

## FIRST FLOOR

### Landing

Carpet flooring, radiator, doors to;

### Bedroom One 13'4" x 8'6" (4.08 x 2.60)

Carpet flooring, double glazed window to front, radiator, fitted wardrobe

### Bedroom Two 10'7" x 8'6" (3.25 x 2.60)

Carpet flooring, double glazed window to rear, radiator

### Bedroom Three 10'0" > 7'0" x 6'2" (3.07 > 2.14 x 1.88)

Carpet flooring, double glazed window to front, radiator, airing cupboard

### Bathroom

Vinyl flooring. bath with shower over, WC, pedestal hand wash basin, heated towel rail, obscure window to rear.

## Rear of Property

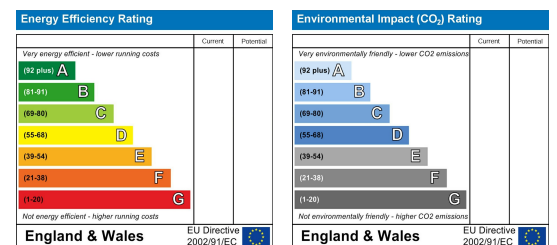
Commencing with a patio seating area, remainder laid to lawn, enclosed by panel fencing, side gate access.

## Area Map



## Floor Plans

## Energy Efficiency Graph



Branocs endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



**Phone:** 01376 386555  
**Email:** info@branocsestates.co.uk  
**Website:** www.branocsestates.co.uk

Phoenix House 5 New Street  
Braintree  
Essex  
CM7 1ER

