

# 19 ST. MARYS ROAD, BRAINTREE CM7

## £1,550 PER MONTH

## 3 Bedrooms | 1 Bathrooms | 2 Receptions

\*\* LET PRIOR TO MARKETING \*\* CLOSE TO TOWN CENTRE & STATION \*\* Situated within walking distance of the Town Centre, Station and a selection of good local amenities, this THREE/FOUR Bedroom Semi Detached property. Benefitting three bedrooms with the added bonus of a converted loft room to create a potential fourth bedroom/study, two reception rooms, conservatory, whilst externally offering a spacious rear garden and driveway parking for 2 vehicles. Early viewing advised.





## Front of Property

Driveway parking for 2 vehicles

## Hallway

Carpet flooring stairs rising to first floor, under stair storage cupboard, door to:

## Dining Room 13'0" x 9'5" (3.98 x 2.89)

Carpet flooring, window to front, radiator, opening to;

## Lounge 15'4" x 10'10" (4.69 x 3.32)

Carpet flooring, radiator, feature fireplace, window to rear, door to;

#### Kitchen

Vinyl flooring, window to rear, wall & base units, integrated oven with 4 ring gas hob with extractor hood over, integral fridge & freezer, one & half sink & drainer, space for washing machine, door to;

## Conservatory 9'10" x 7'3" (3.00 x 2.21)

Vinyl flooring, radiator, door leading to rear garden

### FIRST FLOOR

## Landing

Carpet flooring, stairs rising to loft room, doors to;

#### Bedroom One 12'00 x 9'67 (3.66m x 2.74m)

Carpet flooring, window to front, radiator.

Bedroom Two 12'0" x 9'0 (3.66m x 2.74m)

## Bedroom Three 8'2" x 5'11" (2.49 x 1.81)

Carpet flooring, window to rear, radiator.

#### Bathroom

WC, hand wash basin, bath with shower over, obscure window to front, ceiling spotlights, heated towel rail.

#### SECOND FLOOR

## Loft Room 14'05 x 11'62 (4.39m x 3.35m)

Carpet flooring, 3x velux windows, eaves storage, electric radiator.

### Rear of Property

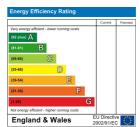
Commencing with patio seating area, remainder laid to lawn, enclosed by panel fencing, side access gate.

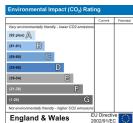
## Area Map



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.



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