



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

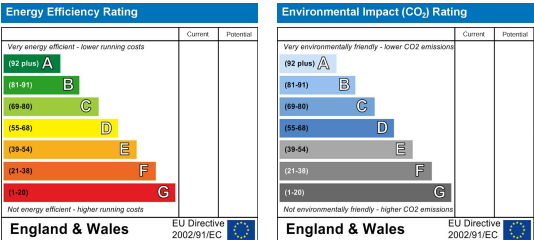
Commencing with patio seating area, remainder laid to lawn, enclosed by panel fencing, side access gate.

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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