



19 SUNNYSIDE, BRAINTREE CM7

GUIDE PRICE £245,000

2 Bedrooms | 1 Bathrooms | 2 Receptions

**** SOLD PRIOR TO MARKETING **** Branocs Estates were pleased to present this charming TWO BEDROOM terraced house featuring TWO RECEPTION Rooms, spacious Kitchen, two well proportioned bedrooms & bathroom. Externally the property offers a larger than expected rear garden & off road parking.

The house is conveniently situated close to the town and station, offering easy access to all amenities, whilst offering vehicular access to the A120 in a matter of minutes. Whether you fancy a leisurely stroll to the local shops or a quick commute into the city, this location has it all.

SOLD



Entrance Porch

Door to:

Lounge 11'4" x 11'1" (3.47 x 3.39)

Carpet flooring, window to front feature fireplace, opening to:

Dining Room 11'5" x 10'9" (3.48 x 3.28)

Carpet flooring, window to rear, door to:

Kitchen

Wall & base units, integrated oven with 4 ring gas hob, integral fridge/freezer, space for washing machine, window to rear, door leading to rear garden

FIRST FLOOR

Landing

Carpet flooring, doors to:

Bedroom One 11'5" x 11'3" (3.50 x 3.43)

Carpet flooring, window to front

Bedroom Two 10'10" x 7'6" (3.32 x 2.30)

Carpet flooring, window to rear

Bathroom

Bath with shower over, WC, pedestal hand wash basin, window to rear

Rear of Property

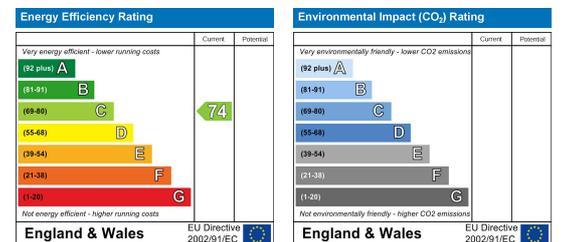
Paved patio seating area, remainder laid to lawn, enclosed by panel fencing.

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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