



Sun Lido Square Gardens

Braintree, CM77 6GD

Asking Price £325,000

Freehold
Tax Band:



Boasting NO ONWARD CHAIN, an UNOVERLOOKED rear garden plus GARAGE, allocated parking and spacious living accommodation throughout is this three bedroom end terrace property. Set on a CORNER PLOT position with POTENTIAL TO EXTEND (STPP) and offering an EN-SUITE to master, 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!!



Sun Lido Square Gardens, Braintree, CM77 6GD

The accommodation, with approximate room sizes, is as follows:

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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Part-glazed secure main entry door, stairs to first floor, radiator,

CLOAKROOM:

LOUNGE:

13'5 x 12'1 (4.09m x 3.68m)

DINING ROOM:

10'6 x 7'6 (3.20m x 2.29m)

KITCHEN:

10'6 x 7'4 (3.20m x 2.24m)

FIRST FLOOR ACCOMMODATION:

LANDING:

MASTER BEDROOM:

10'8 x 10'4 (3.25m x 3.15m)

EN-SUITE:

BEDROOM TWO:

10'0 x 7'5 (3.05m x 2.26m)

BEDROOM THREE:

10'2 x 8'8 (3.10m x 2.64m)

FAMILY BATHROOM:

EXTERIOR:

REAR GARDEN:

GARAGE, DRIVEWAY & PARKING:

AGENTS NOTES:

Council Tax Band:



At Hamilton Piers we aim to ensure our particulars are accurate and reliable. However, they do not constitute any offer or contract, nor are they to be taken as statements or representations of fact. No tests have been carried out by us in respect of services, systems or appliances contained in the specification and no guarantee as to their operating ability or efficiency is given (unless stated otherwise).

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.

AWARD WINNING SALES AND LETTINGS ACROSS ESSEX

01376 341 141 | 01245 269 777 | 01621 212 450 | 01371 809 500 | 0207 079 1510



[Zoopla.co.uk](https://www.zoopla.co.uk)

[rightmove](https://www.rightmove.co.uk)

[onTheMarket.com](https://www.onthemarket.com)