



- Two bedroom house
- Finished to an excellent standard
- End terrace
- Two reception rooms
- Central location
- Charming period features
- Easy access to the train station
- New boiler
- UPVC windows
- No through road

## 8 Sunnyside, Braintree, Essex. CM7 2RP.

**\*\*Guide Price £220,000-£230,000\*\*** Situated within short walking distance of both the Braintree town centre & the train station, is this truly stunning two bedroom end terraced house, which boasts a tasteful combination of old & new. The property has recently undergone a full programme of refurbishment, offering an ideal purchase for both first-time buyers & buy to let investors alike. This stylish home features a well-appointed lounge, separate dining room, recently refitted kitchen with High Gloss units, two double bedrooms, and of course the family bathroom.



# Property Details.

## Lounge



11' 3" x 11' 2" (3.43m x 3.40m) Entry door to front, radiator, double glazed window to front, television & telephone point, open fireplace, door to;

## Dining Room



11' 3" x 11' 2" (3.43m x 3.40m) Double glazed window to rear, radiator, fireplace with ornate surround, under stairs storage cupboard

## Kitchen



8' 9" x 6' 1" (2.67m x 1.85m) Double glazed window to rear, double glazed door to side, wall mounted boiler unit, matching wall & base units, roll edge worktops, inset sink with drainer unit, integrated oven & hob with extractor hood over, space for appliances

## First Floor Landing

### Bedroom One



11' 3" x 11' 2" (3.43m x 3.40m) Double glazed window to front, radiator, cast iron fireplace

# Property Details.

## Bedroom Two



11' 1" x 7' 4" (3.38m x 2.24m) Double glazed window to rear, radiator

## Bathroom



Opaque double glazed window to rear, heated chrome towel rail, low-level W/C, wash hand basin, shower cubicle which is fully tiled, tiled walls

## Rear Garden



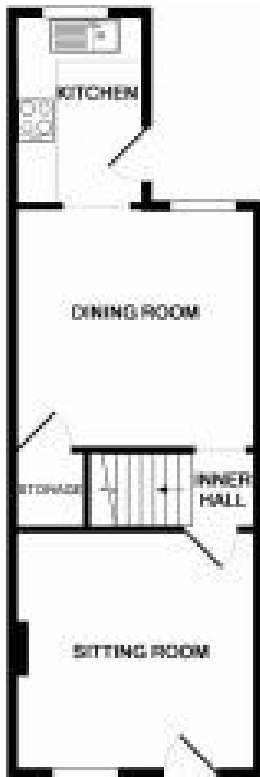
Mainly laid to lawn, patio area, side access via gate, outside tap & lighting, access to the outbuilding;

## Outbuilding

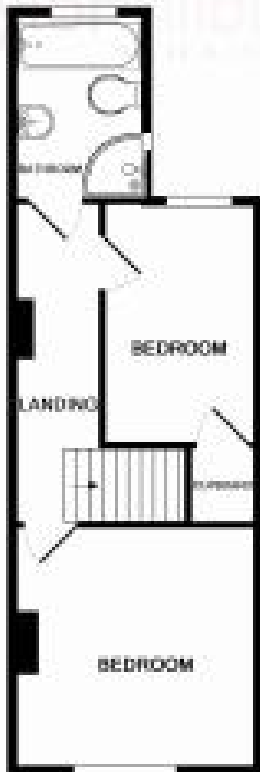
There is a large outbuilding with power & lighting. (ideal for a home office or a handy storage space)

# Property Details.

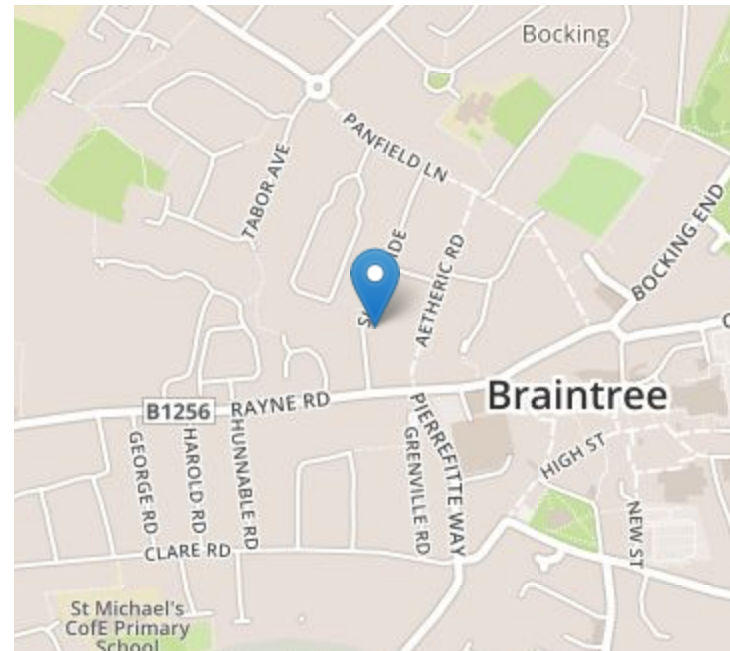
## Floorplans



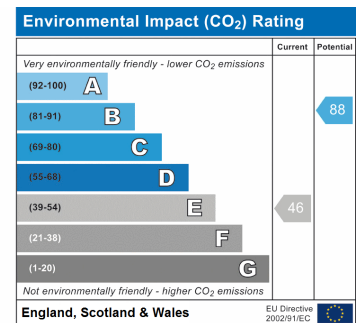
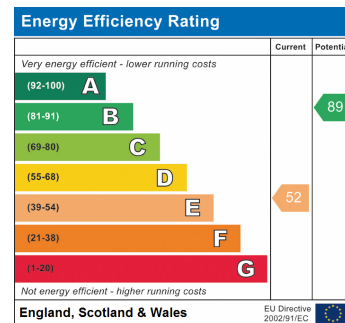
GROUND FLOOR  
APPROX. FLOOR  
AREA 358 SQ.FT.  
(32.5 SQ.M.)



## Location



## Energy Ratings



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.