



Notley Road, Braintree, CM7 1HE



welcome to

Notley Road, Braintree

William H Brown are pleased to offer this two-bedroom end-of-terrace cottage, positioned on Notley Road perfectly suited to first-time buyers, downsizers, or investors, this attractive home enjoys a prime and convenient location, just a short distance from Town Centre & Railway Station.



Porch

Door leading to:-

Lounge / Diner

20' 8" x 12' 5" (6.30m x 3.78m)

Double glazed window to front, radiator, TV point, feature fire place, oak style flooring, stairs to first floor, under stairs storage, door to storage cupboard with shelving, radiator, feature fireplace, opening to:

Kitchen

8' 6" x 13' 1" (2.59m x 3.99m)

Double glazed window to rear, partly vaulted ceiling, double glazed door to garden. fitted with a range of wall and base cupboards, work surfaces incorporating a sink unit, tiled splash backs, built in oven with a four ring gas hob and stainless steel extractor canopy above, integrated fridge and freezer, space for washing machine, recess ceiling spotlights and a tiled floor.

Landing

Landing access to loft space. door to storage cupboard, timber latch doors to:

Bedroom One

10' 10" x 11' 5" (3.30m x 3.48m)

Double glazed window to front, radiator, built in double wardrobe and one single wardrobe, feature fireplace.

Bedroom Two

10' 11" x 8' 2" (3.33m x 2.49m)

Double glazed window to rear, radiator.

Bathroom

6' 3" x 8' 2" (1.91m x 2.49m)

Double glazed obscure glass window to side, recess ceiling spotlighting, white suite comprising low level WC, pedestal wash hand basin, p[at tiled walls, heated towel rail radiator, claw bath with independent shower above.

Garden

Commencing with decking, steps up to further split level decking area remainder is laid to lawn, shed. and gate to side gives access to front.



view this property online williamhbrown.co.uk/Property/BTR110338

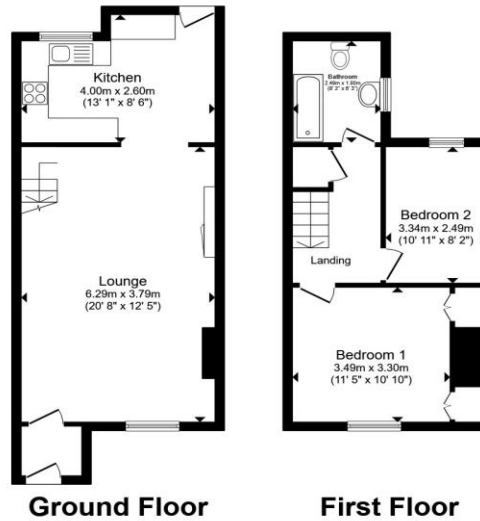


welcome to Notley Road, Braintree

- Two Bedrooms
- End of Terraced
- Open Plan Lounge / Diner
- Elegant First Floor Bathroom
- Good Size Rear Garden

Tenure: Freehold EPC Rating: D
Council Tax Band: B

offers in excess of
£270,000



Total floor area 77.3 m² (832 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/BTR110338



Property Ref:
BTR110338 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



01376 320018



braintree@williamhbrown.co.uk



51-53 High Street, BRAINTREE, Essex, CM7 1JX



williamhbrown.co.uk