



**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, flat 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.



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## 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

# £260,000



Total floor area 77.3 m<sup>2</sup> (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

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Property Ref:  
BTR110338 - 0008

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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.

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