

for sale

offers in excess of **£375,000**



Nottage Crescent Braintree CM7 2TE

This three bedroom end terrace home is situated within walking distance to Braintree Town Centre and Braintree Train Station, making it the perfect home for those looking for a convenient and desirable location.



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Entrance Hall

Stairs leading to the first floor, radiator, courtesy door to the utility room.

Downstairs Cloakroom

Low level WC, pedestal hand wash basin, radiator.

Living Room

20' 7" into bay window x 9' 8" (6.27m into bay window x 2.95m)
Double glazed bay window to the front aspect, radiator, archway leading to the dining room

Dining Room

10' x 8' 8" (3.05m x 2.64m)

Double glazed patio doors to the rear aspect

Kitchen

9' 9" x 7' 2" (2.97m x 2.18m)

Inset sink unit with right hand drainer with cupboards under, working surfaces to the side with a matching range of wall mounted units with further drawers and cupboards up and under, built in stainless steel oven, hob and extractor fan, space for American style fridge-freezer, double glazed window to the rear aspect.

Utility Room

10' 8" x 7' 4" (3.25m x 2.24m)

Working surfaces with base units, space and plumbing for appliances, radiator.



First Floor Landing

Double glazed window to the side aspect, loft aspect

Bedroom One

13' 6" x 12' (4.11m x 3.66m)

Double glazed window to the front aspect, radiator, storage cupboard

En-Suite Shower Room

Low level WC, vanity hand was basin with cupboard under, walk in shower cubicle, heated towel rail, downlighters, double glazed window to the front aspect.

Bedroom Two

11' 4" max x 10' 3" (3.45m max x 3.12m)

Double glazed window to the rear aspect, radiator

Bedroom Three

9' 4" x 6' (2.84m x 1.83m)

Double glazed window to the rear aspect, radiator

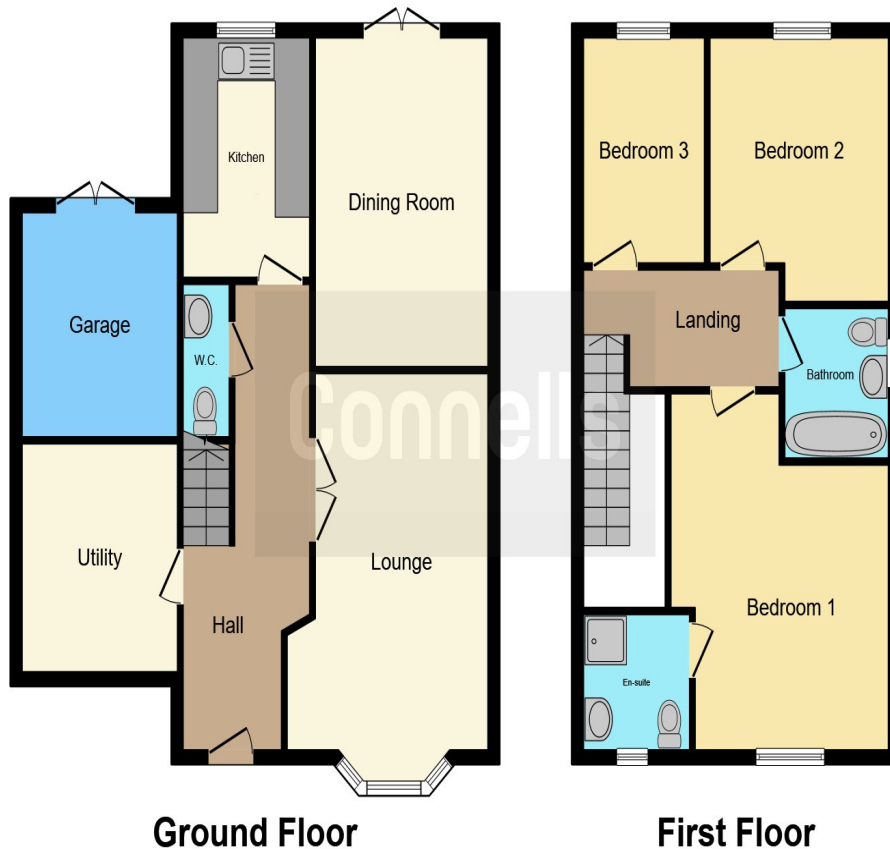
Family Bathroom

Enclosed WC and hand wash basin, paneled bath with shower unit above, radiator.

Rear Garden

Commences with a paved patio area with the remainder of the garden laid to lawn, decked area to the rear, gate to the side providing access to the garage.





Ground Floor

First Floor

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Tenure: Freehold

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