



## 23 Bramble Tye, Noak Bridge, Basildon, Essex, SS15 5GR

### Offers Over £230,000

- TWO BEDROOMS
- COMBINATION GAS BOILER
- TWO OFF ROAD PARKING SPACES
- NEARBY SCHOOLS & SHOPS
- NO ONWARD CHAIN
- FIRST FLOOR APARTMENT
- IDEAL INVESTMENT OR FIRST TIME PURCHASE
- SECURITY ENTRY SYSTEM
- WALKING DISTANCE OF NOAK BRIDGE NATURE RESERVE
- CLOSE TO A127

Situated in a quiet cul-de-sac in the ever popular Noak Bridge area, is this well presented, two bedroom, first floor apartment. This property benefits from a combination gas boiler, installed in 2020, there is also a secure telephone entry system and two off street parking spaces. Internally the accommodation consists of two double bedrooms, a white bathroom suite, fitted kitchen and a spacious, light, airy lounge / diner with a feature bay window. This convenient location provides excellent transport links and is within close proximity to the A127 and just a short drive away to both Billericay & Basildon Town Centres. The Noak Bridge Village has a well regarded Primary School, local shops and doctors and Nature Reserve, all within walking distance. Being offered for sale with NO ONWARD CHAIN, this property is ideally suited for first time buyers and buy to let investors.

 2  1  1  C

Council Tax Band: C



ENTRANCE HALLWAY

10 x 3

BEDROOM ONE

11'3 x 10'10

BEDROOM TWO

10' x 7'5

BATHROOM

6'5 x 6'5

LOUNGE / DINING ROOM WITH BAY WINDOW

14'5 x 14'

KITCHEN

8'3 x 8'1

COMMUNAL GARDENS

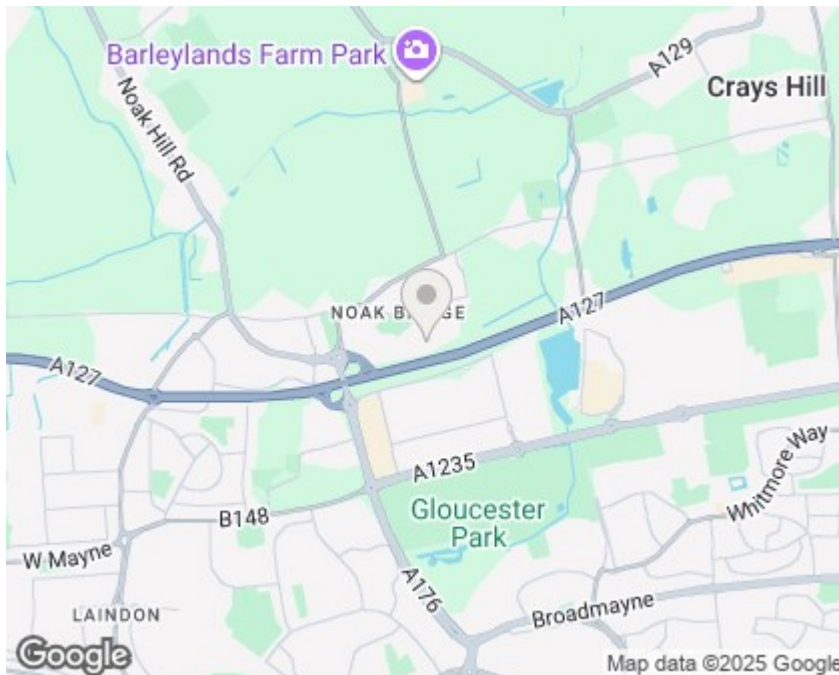
OFF STREET PARKING FOR TWO CARS

NO ONWARD CHAIN

AGENTS NOTE

Please note the internal photos are from a previous tenancy





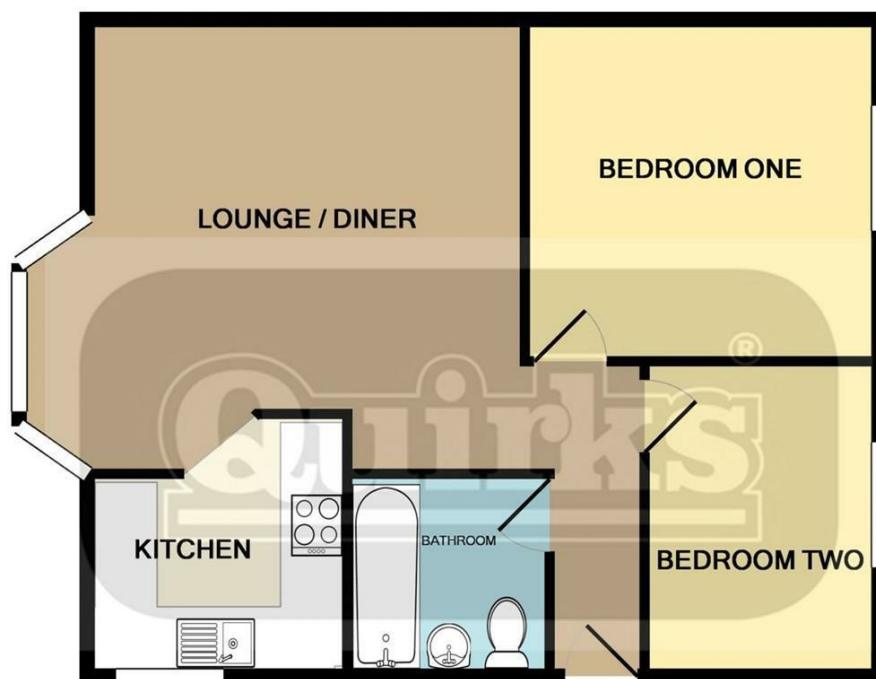
## Viewings

Viewings by arrangement only. Call 01277 626 541 to make an appointment.

## EPC Rating:

C

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 78                      | 80        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |



TOTAL APPROX. FLOOR AREA 540 SQ.FT. (50.1 SQ.M.)

This floor plan is for illustrative purposes only. All representations including measurements, doors, windows and fixtures are approximate and NOT TO SCALE. The total floor area includes all floor space associated with the property including garages and outbuildings as depicted. No appliances or services are confirmed as included or tested.  
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