



Notley Road, Braintree, CM7 1HQ

welcome to

Notley Road, Braintree

**** GUIDE PRICE £325,000 - £350,000 **** A character-filled 3-bedroom cottage dating back to the mid-19th century, ideally located on Notley Road. Offering excellent access to local schools, the town centre, and Braintree train station, this property is perfect for commuters and families alike.



Lounge

13' 2" x 14' 9" (4.01m x 4.50m)

Double glazed windows to front and rear aspect. Feature fireplace with a Clearview log burner. Radiator.

Dining Room

9' 8" x 10' (2.95m x 3.05m)

Double glazed window to front aspect. Feature fireplace. Radiator, Storage cupboard.

Kitchen

10' 6" x 9' 4" (3.20m x 2.84m)

Double glazed window to rear aspect. Range of base and eye level units with work surface over incorporating a one and a half sink drainer with hot and cold mixer taps. Integrated oven with four ring gas hob and overhead extractor fan. Cupboard housing boiler. Space for fridge freezer. Integrated dishwasher. Radiator. Pantry. Cupboard with plumbing for washing machine.

Basement

12' 6" x 11' 9" (3.81m x 3.58m)

Double glazed window to rear aspect. Radiator.

Landing

Bedroom One

12' 5" x 7' 7" (3.78m x 2.31m)

Double glazed window to front aspect. Radiator. Storage box. Built in double wardrobe.

Bedroom Two

10' x 9' 6" (3.05m x 2.90m)

Double glazed window to front aspect. Radiator.

Bedroom Three

9' 8" x 5' 2" (2.95m x 1.57m)

Double glazed window to rear aspect. Radiator. Loft access.

Bathroom

Obscure double glazed window to side aspect. Velux window. Wall mounted hand wash basin. Low level WC. Panel enclosed bath with hot and cold mixer tap with shower attachment. Radiator

Exterior

Low maintenance rear garden with decked area, shingle and artificial lawn. Parking for 2 to 3 cars at rear and gate leading to garden.



view this property online williamhbrown.co.uk/Property/BTR109813



welcome to

Notley Road, Braintree

- Three Bedroom Family Home
- Character Features
- Local Amenities
- Low Maintenance Rear Garden
- Short Walk to Railway Station

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



guide price

£325,000 - £350,000

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.focalagent.com



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BTR109813



Property Ref:
BTR109813 - 0002

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.



william h brown



01376 320018



braintree@williamhbrown.co.uk



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



williamhbrown.co.uk