



Notley Road, Braintree, CM7 1HA

welcome to

Notley Road, Braintree

**** GUIDE PRICE £250,000 - £260,000 **** William H Brown are pleased to offer this two-bedroom house situated on the ever-popular Notley Road within easy reach of Braintree Town Centre, Schools, Freeport Shopping Village, Braintree Station and major road links via the A120.



Hallway

Stairs leading to first floor. Door leading to:-

Lounge

15' 1" max x 12' 1" max (4.60m max x 3.68m max)
Double glazed window to front aspect. Radiator.
Carpets. Door leading to:-

Kitchen

7' 7" x 12' 10" (2.31m x 3.91m)
Double glazed window to rear aspect. Range of matching base and eye level units with work surface over incorporating a stainless steel sink drainer with hot and cold mixer tap. Integrated oven. Four ring gas hob. Over head extractor fan. Plumbing and space for washing machine, dishwasher and tumble dryer. Space for fridge freezer. Wall mounted boiler. Double glazed door leading to rear garden.

Landing

Loft access. Doors leading to:-

Bedroom One

12' 6" x 12' 6" (3.81m x 3.81m)
Double glazed window to front aspect. Radiator.
Storage cupboard. Built in wardrobe.

Bedroom Two

12' 4" x 6' 11" (3.76m x 2.11m)
Double glazed window to rear aspect. Radiator.
Carpets.

Shower Room

6' 11" x 5' 3" (2.11m x 1.60m)
Obscure double glazed window to rear aspect. Walk in shower. Low level WC. Pedestal hand wash basin.

Garden

Paved sloping path. Remainder laid to lawn. Shed.
Side access gate.

Parking

Allocated parking space.

Agent Note

The vendor has advised that there is a shared path with gate for access to the garden.



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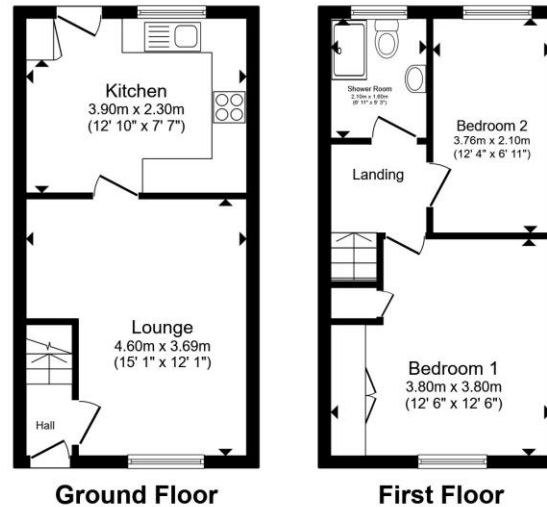
welcome to Notley Road, Braintree

- Two Bedroom House
- Double Glazing
- Gas Central Heating
- Short Walk to Town Centre & Station
- Allocated Parking

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: C

guide price

£250,000 - £260,000



Total floor area 58.2 m² (627 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

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Please note the marker reflects the
postcode not the actual property

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Property Ref:
BTR110114 - 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.

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