



**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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## Notley Road, Braintree

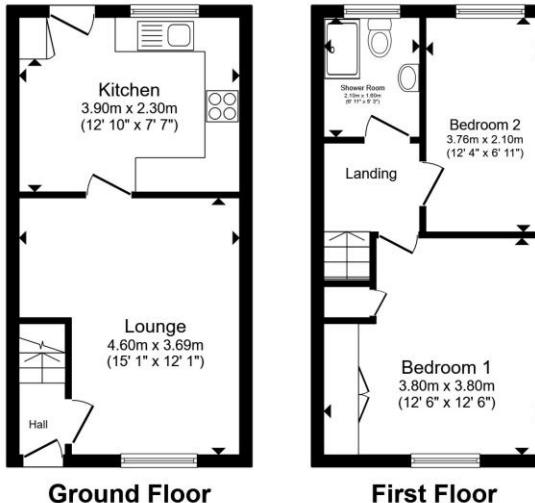
- Two Bedroom House
- Double Glazing
- Gas Central Heating
- Short Walk to Town Centre & Station
- Allocated Parking

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

guide price

**£250,000 - £260,000**



Total floor area 58.2 m<sup>2</sup> (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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Property Ref:  
BTR110114 - 0002

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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.



Please note the marker reflects the postcode not the actual property



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