



## Pochard Way

Great Notley, CM77 7WA

Freehold  
Tax Band:

**Offers In Excess Of £350,000**



Boasting an UNOVERLOOKED & recently re-landscaped rear garden, RECENTLY REFITTED KITCHEN & BATHROOM plus a BAY-FRONTED lounge and conservatory is this modern three bedroom mid-terrace property. Benefiting from a GARAGE with allocated parking, set on a MEWS POSITION overlooking a greensward to front and ideally located in the highly regarded Great Notley area. Just a short walk to all local shops/amenities & popular schools with convenient access to Braintree Town Centre/Station, A120M11 & Chelmsford - Perfect for first time buyers!!



## Pochard Way, Great Notley, CM77 7WA

---

The accommodation, with approximate room sizes, is as follows:

### GROUND FLOOR ACCOMMODATION:

#### ENTRANCE HALL:

#### LOUNGE:

13'9 x 10'11 (4.19m x 3.33m)

#### KITCHEN / DINER:

13'2 x 8'0 (4.01m x 2.44m)

#### CONSERVATORY:

11'1 x 6'8 (3.38m x 2.03m)

### FIRST FLOOR ACCOMMODATION:

#### LANDING:

#### BEDROOM ONE:

13'3 x 7'11 (4.04m x 2.41m)

#### BEDROOM TWO:

9'1 x 7'1 plus wardrobe recess (2.77m x 2.16m plus wardrobe recess)

#### BEDROOM THREE:

7'6 x 6'0 (2.29m x 1.83m)

#### FAMILY BATHROOM:

#### EXTERIOR:

#### REAR GARDEN:

#### GARAGE & PARKING:

#### AGENTS NOTES:

Council Tax Band:

For further information regarding this property, please contact Hamilton Piers.



At Hamilton Piers we aim to ensure our particulars are accurate and reliable. However, they do not constitute any offer or contract, nor are they to be taken as statements or representations of fact. No tests have been carried out by us in respect of services, systems or appliances contained in the specification and no guarantee as to their operating ability or efficiency is given (unless stated otherwise).

All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

AWARD WINNING SALES AND LETTINGS ACROSS ESSEX

01376 341 141 | 01245 269 777 | 01621 212 450 | 01371 809 500 | 0207 079 1510

