



Turner Close Black Notley Braintree CM77 8FN

for sale offers in excess of
£210,000



Property Description

Nestled in the quaint village location of 'Black Notley' is this one bedroom coach house which is the epitome of convenience and modern living.

The home itself is spacious, allowing for plenty of natural light to flow through the rooms. The property benefits from entrance porch and hall, an impressive 15' living room, kitchen, bedroom and modern bathroom. The property benefits from ample storage space.

Externally, this charming property boasts off road parking for two/three vehicles, garage and a private rear garden.

This modern home is perfectly situated being that the village has its own train station with direct links to Braintree Town Centre and Freeport Shopping Village. Additionally local amenities are within walking distance.

Furthermore, the A120 and A131 with links to Chelmsford City and Stansted Airport offer great commuting links nearby.

Overall, this delightful home offers a spacious, versatile and convenient living space.

Entrance Hall

Radiator, two storage cupboards, double glazed window to the front aspect.

Entrance Porch

Stairs leading to the entrance hall, courtesy door to the garage.

Living Room

15' 8" x 12' 2" (4.78m x 3.71m)

Two double glazed windows to the rear aspect, radiator.

Kitchen

8' 6" x 6' 5" (2.59m x 1.96m)

Inset sink unit one and a half bowl with left hand drainer with cupboard under, working surfaces to the side with a matching range of wall mounted units with further drawers and cupboards up and under, space for oven and fridge-freezer, double glazed window to the front aspect.

Bedroom One

12' 3" x 10' (3.73m x 3.05m)

Double glazed window to the front aspect, radiator, two fitted wardrobes, loft access.

Bathroom

Low level WC, pedestal hand wash basin, paneled bath with shower unit above, heated towel rail, double glazed window to the front aspect.

Garage

Electric roller door, power and light

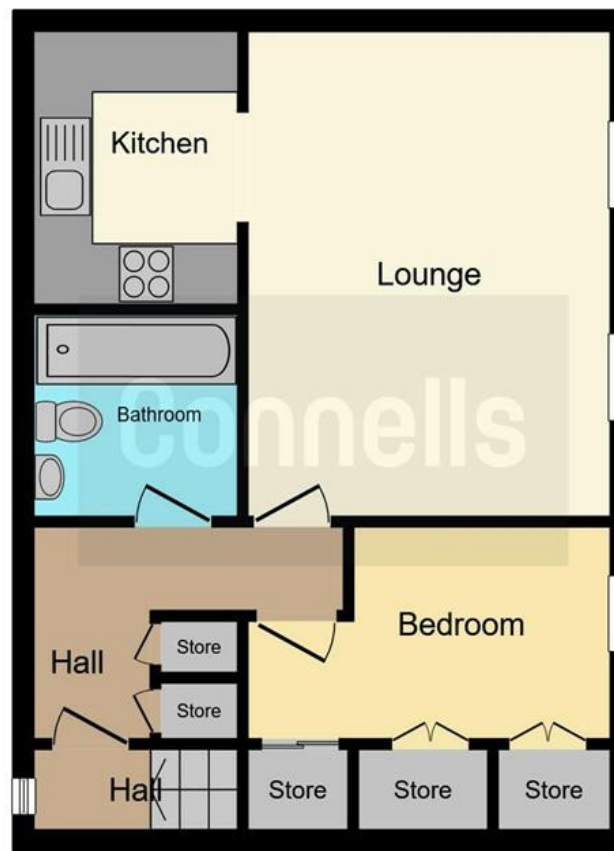
connected.

External

Brick shed.







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

To view this property please contact Connells on

T 01376 552 222
E braintree@connells.co.uk

17 Great Square
 BRAINTREE CM7 1TX

EPC Rating: C Council Tax
 Band: A

Service Charge: 190.22 Ground Rent:
 60.00

Tenure: Leasehold

view this property online connells.co.uk/Property/BRT308573

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BRT308573 - 0002