



**Connells**

Carpenters Drive  
Great Notley Braintree



## Property Description

### \*\*Notice Of Offer\*\*

Property Address: 1 Carpenters Drive, Great Notley, Essex, CM77 7ZQ

We advise that an offer has been made for the above property in the sum of £350,000. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.

Agents Address: 17 Great Square, Braintree, Essex, CM7 1TX

Agents Telephone Number: 01376 552222

Discover the untapped potential of this spacious three bedroom detached home situated on the sought after 'Great Notley Garden Village' which benefits from No Onward Chain, making this property ready for you to make it your own without any delays.

While this gem is ready for a modern makeover, it boasts a spacious ground floor accommodation which comprises; entrance hall, convenient downstairs cloakroom, spacious living room, kitchen/diner and a conservatory.

The first floor enjoys three well proportioned bedrooms with the master bedroom benefiting from an en-suite shower room.

Externally this home benefits from a low maintenance rear garden, garage and off road parking.

Location in a sought after area, this home is close to Braintree Town Centre and Braintree Train Station which has links to London Liverpool Street, making it easy to access all the amenities the area has to offer. Furthermore 'Braintree Village' with a variety of shopping and leisure facilities are only a short distance away.

## Entrance Hall

## Downstairs Cloakroom

## Living Room

15' 1" x 11' 3" ( 4.60m x 3.43m )

## Kitchen/Diner

14' 9" x 10' 6" ( 4.50m x 3.20m )

## Conservatory

12' 10" x 8' 2" ( 3.91m x 2.49m )

## First Floor Landing

## Bedroom One

11' 3" x 11' 3" plus door recess ( 3.43m x 3.43m plus door recess )

## En-Suite Shower Room

## Bedroom Two

19' x 8' 2" ( 5.79m x 2.49m )

## Bedroom Three

12' 1" x 7' 7" ( 3.68m x 2.31m )

## Family Bathroom

## Rear Garden









Total floor area 97.6 m<sup>2</sup> (1,050 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](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

**T 01376 552 222**  
**E [braintree@connells.co.uk](mailto:braintree@connells.co.uk)**

17 Great Square  
 BRAINTREE CM7 1TX

EPC Rating: D    Council Tax  
 Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/BRT308509](http://connells.co.uk/Property/BRT308509)**



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.

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Property Ref: BRT308509 - 0003