



Notley Road, Braintree, CM7 1HQ



welcome to

Notley Road, Braintree

**** NO ONWARD CHAIN **** William H Brown are pleased to offer this stunning two bedroom house that has undergone full refurbishment to a very high standard situated within a short walk to Braintree town centre and immediate access to the Flich Way leading to Braintree Railway Station.



Lounge

10' 9" max x 10' (3.28m max x 3.05m)

Double glazed window. Electric panel heater. Integrated flame effect electric fire. Understairs cupboard.

Open Plan Kitchen / Diner

19' 8" x 8' 6" + recess (5.99m x 2.59m + recess)

L'shaped. Double glazed windows. Double glazed door to rear garden. Range of matching base and eye level units with granite work surface over incorporating a sink drainer with hot and cold mixer taps. Integrated fridge freezer. dishwasher, four ring induction hob, oven and recycling caddy. Stairs to first floor. Electric panel heater.

Cloakroom

Double glazed window. Low level WC. Vanity hand wash basin. Electric heated towel rail. Plumbing and space for washing machine.

Landing

Doors leading to:-

Bedroom One

10' 9" x 11' 10" max (3.28m x 3.61m max)

Double glazed window. Electric panel heater. Door leading to:-

En-Suite

Obscure double glazed window. Roll top bath with shower attachment. Low level WC. Vanity hand wash basin. Walk in shower. Electric heated towel rail.

Bedroom Two

10' 1" max x 10' 9" (3.07m max x 3.28m)

Double glazed window. Electric panel heater. Built in cupboard.

Garden

Small paved courtyard with gate then leads over a resident right of way to access a private good size garden.

Parking

Permit parking.



view this property online williamhbrown.co.uk/Property/BTR110339



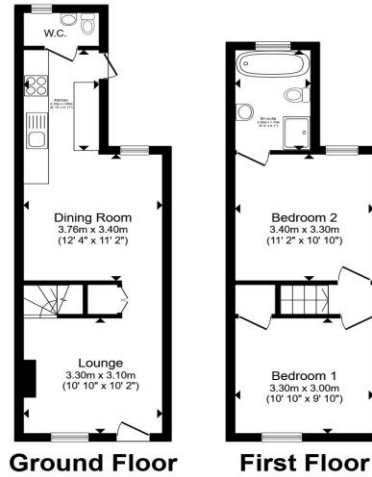
welcome to

Notley Road, Braintree

- No Onward Chain
- Two Bedroom House
- Fully Refurbished to a High Standard
- Double Glazed Windows
- Immediate Access to the Fitch Way

Tenure: Freehold EPC Rating: E

Council Tax Band: B



£280,000

Total floor area 61.4 m² (661 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

william
h brown



view this property online [williamhbrown.co.uk/Property/BTR110339](https://www.williamhbrown.co.uk/Property/BTR110339)

Please note the marker reflects the postcode not the actual property



Property Ref:
BTR110339 - 0003

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



01376 320018



braintree@williamhbrown.co.uk



51-53 High Street, BRAINTREE, Essex, CM7 1JX



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)