



**Notley Road, Braintree CM7 1HQ**

**welcome to**

**Notley Road, Braintree**

\*\*\*GUIDE PRICE £270,000 to £280,000\*\*\* 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.



### **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 cady. 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 paved right of way to access a private good size  
garden.

### **Parking**

Permit parking.



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welcome to

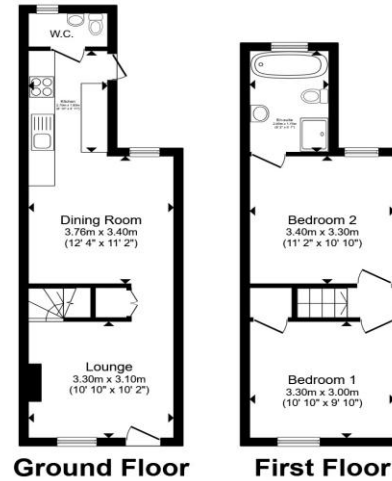
## Notley Road, Braintree

- 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

**£270,000 - £280,000**



Total floor area 61.4 m<sup>2</sup> (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



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BTR110339 - 0004

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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.

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