



Notley Road | Braintree | CM7 1HE

Asking Price £280,000

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AN IMMACULATE TWO BEDROOM MID TERRACE COTTAGE STYLE HOME benefitting from sought after location and a host of internal renovations throughout. The property comprises of an entrance porch, cosy lounge to front with feature fireplace and opening to dining area creating the perfect entertaining space. A modern fitted kitchen with a range of wall and base units offering integrated oven, hob and extractor fan above as well as plumbing for appliances. The first floor features two very good sized bedrooms and a luxury fitted, fully tiled family bathroom suite. The rear garden is low maintenance and boasts ample seating space with patio to front with an added benefit of rear access. Viewings highly advised.

- Two Generously Sized Bedrooms
- Immaculate Condition Throughout
- Council Tax Band: B
- Cottage Style Terrace Home
- Sought After Location
- EPC Rating: C

#### Front

Ample street parking to front. Private front garden with UPVC double glazed front door.

Stones throw away from local nature reserve.

#### Porch

Entrance Porch providing space to store shoes/coats. UPVC double glazed window to side and internal door leading to lounge.

#### Lounge

Cosy lounge with large UPVC double glazed window to front allowing ample natural lighting, feature fireplace and radiator to wall. Opening to dining room creating an open plan flow.



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#### Dining Area

Spacious dining area with plenty of space for entertaining, feature fireplace to wall, radiator to wall and internal door leading to kitchen. Stairs to first floor.

#### Kitchen

Modern fitted kitchen offering a range of wall and base units as well integrated oven, hob and extractor fan above. Plumbing for washing machine and space for fridge freezer. UPVC double glazed window and door leading to private rear garden.

#### Landing

Large landing with internal doors to bedrooms, family bathroom and useful storage cupboard.

#### Bedroom

Large double bedroom with ample space for wardrobes, UPVC double glazed to front overlooking nature reserve greenery and radiator to wall.

#### Bedroom

Generously sized bedroom with UPVC double glazed window to rear and radiator to wall.

#### Bathroom

A luxury fitted family bathroom suite offering bath with shower, white toilet and sink. UPVC double glazed window to rear and radiator to wall.

#### Garden

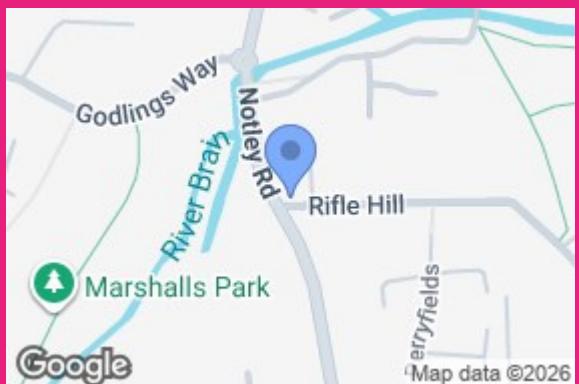
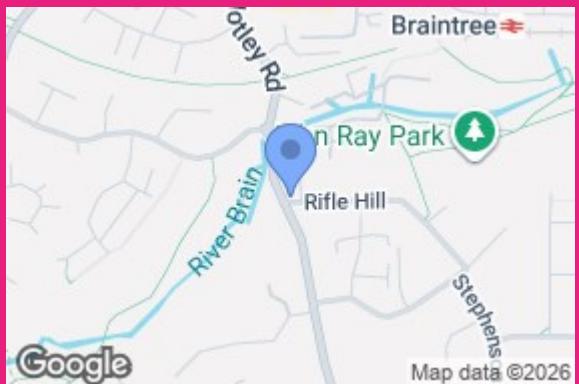
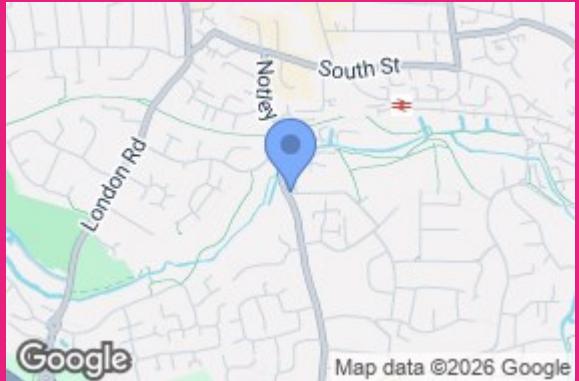
Low maintenance private rear garden benefitting from patio to front with ample seating space. Rear access and shed to rear.

#### More Info

The vendors of Notley Road have carried out a host of renovations throughout their ownership with new luxury fitted bathroom suite, new flooring and internal decorations throughout completed within the last three years.

#### Local Area

Notley Road is situated in a prime location with close proximity to local schooling and amenities. Benefits include a short distance (0.6 miles) from Braintree train station which provides access into both London Liverpool Street and London Stratford. Braintree Town Centre with all amenities is located just 0.4 miles away.



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**Approximate total area<sup>(1)</sup>**  
634 ft<sup>2</sup>  
59 m<sup>2</sup>

**Reduced headroom**  
8 ft<sup>2</sup>  
0.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/81/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(81-91)	<b>A</b>		
(69-80)	<b>B</b>		
(55-68)	<b>C</b>		
(39-54)	<b>D</b>		
(21-38)	<b>E</b>		
(1-20)	<b>F</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/81/EC	

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