



15 SHIRES CLOSE, GREAT NOTLEY, BRAINTREE CM77

GUIDE PRICE £240,000

2 Bedrooms | 1 Bathrooms | 1 Reception

**** CALLING ALL FIRST TIME BUYERS **** Situated within the heart of the renowned Great Notley Garden Village, just a stones throw from the nearby 100' acre countryside park, this TWO BEDROOM Maisonette set across two floors is presented in excellent order throughout having been recently redecorated with brand new carpets. The property boasts a spacious Lounge/Diner, Modern Kitchen with Juliet Balcony to front, two well proportioned bedrooms and Bathroom, and comes with allocated parking and communal garden to the rear of the property. Early viewing is strongly recommended owing to the highly sought after location.



Front of Property

Stairway leading to front door

FIRST FLOOR

Entrance Hall

Staircase rising to;

SECOND FLOOR

Hallway

Carpet flooring, staircase rising to third floor, door to;

Lounge/Diner 15’2 x 7’8 (4.62m x 2.34m)

Carpet flooring, radiator, Juliet balcony, window to rear aspect. opening to;

Kitchen 9’11 x 8’2 (3.02m x 2.49m)

Vinyl flooring, Juliet balcony to front, wall & base level kitchen units with roll edged work surfaces, sink & drainer with mixer tap. Integrated oven with four ring gas hob with an extractor hood over, integral fridge-freezer, space for washing machine.

THIRD FLOOR

Landing

Carpet flooring, doors to;

Bedroom One 11’5 x 10’2 (3.48m x 3.10m)

Carpet flooring, double-glazed window to front, radiator, fitted wardrobe.

Bedroom Two 10’11 x 7’5 (3.33m x 2.26m)

Carpet flooring, radiator, Velux window to rear.

Bathroom

Tile effect flooring, panel bath with shower over, pedestal hand wash basin, WC, Velux window to rear, part tiled walls, shaving point, radiator

Rear of Property

Communal Rear Garden. Allocated Parking Space.

NOTES

The property is available LEASEHOLD. We are advised the Ground Rent is £300.00 per annum & Service Charge of £73.00 per month, with approximately 99 years remaining on the lease.

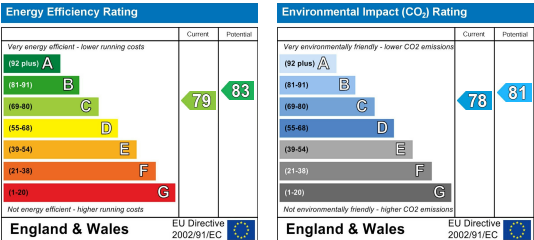
Intending purchasers are encourage to seek confirmation of the aforementioned cost prior to purchase via their legal representative as Branocs Estates have not seen sight of the Management Pack.

Area Map



Floor Plans

Energy Efficiency Graph



Branocs endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



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