



23 POCHARD WAY, BRAINTREE CM77

£1,495 PER MONTH

2 Bedrooms | 2 Bathrooms | 1 Reception

**** AVAILABLE SEPTEMBER **** This fully RE-DECORATED and NEWLY CARPETED property within the sought after Great Notley Garden Village occupies a secluded position away from the main road, overlooking the spacious Notley Green. Offering a fresh internal finish with a BRAND NEW bathroom suite, the property offers two double bedrooms, EN-SUITE to the principal bedroom, as well as a KITCHEN/DINER with french doors out to the well kept rear garden. Offering two off street parking spaces, early viewing is highly recommended in order to avoid dissatisfaction.



Entrance Hall

Stairs to first floor, door to;

Living Room 13’9” x 10’11” (4.20 x 3.35)

Carpet flooring, double glazed bay window to front, under stair storage cupboard, door to;

Kitchen/Diner 14’2” x 8’0” (4.33 x 2.44)

Undergoing cosmetic improvement with newly made and fitted shaker style door fronts, as well as new vinyl flooring, the kitchen offers a fridge/freezer space, washing machine space, integral oven with four ring gas hob, dining area with french doors to the rear garden

FIRST FLOOR

Landing

Carpet flooring, doors to;

Bedroom One 13’3” x 10’11” (4.05 x 3.35)

Carpet flooring, door to;

En-Suite

Shower, WC, hand wash basin inset to vanity unit

Bedroom Two 11’9” x 7’1” (3.59 x 2.17)

Carpet flooring

Bathroom

Newly fitted suite panel bath, WC, hand wash basin inset to vanity unit, chrome heated towel radiator.

Parking

2x Parking Spaces

EXTERIOR

Front

Path to front entrance, side access gate to rear garden

Rear Garden

Paved patio area, garden to lawn with further mulch area, side access gate to front

Disclaimer

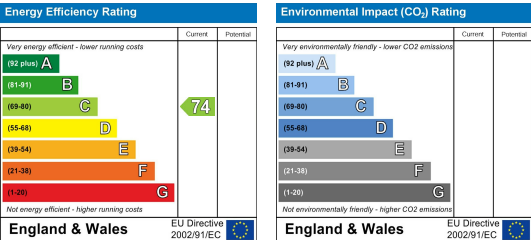
The property is in the final stages of refurbishment, with new flooring and new kitchen cupboard doors to be installed. The images shown have been CGI edited to provide an understanding of the eventual finish.

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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