



Pochard Way

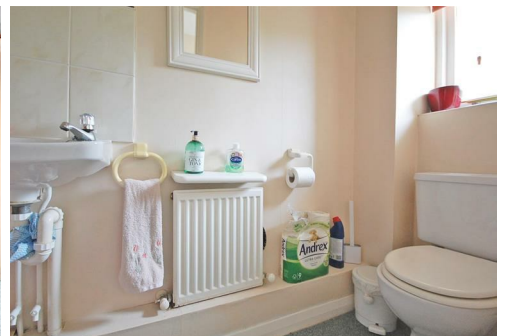
Great Notley, Braintree, CM77 7WA

Freehold
Tax Band:

Guide Price £325,000



****OPEN DAY: SATURDAY 10TH SEP: 10am-12pm BY APPOINTMENT ONLY**GUIDE PRICE £325,000-£350,000**Benefiting from NO ONWARD CHAIN, a 16' lounge/diner, d/stairs cloakroom plus EN-SUITE to master & GARAGE with driveway parking is this three bedroom END TERRACE property. In need of modernisation and ideally positioned overlooking a greensward to front and located in the highly regarded Great Notley Garden Village.**



Pochard Way, Great Notley, Braintree, CM77 7WA

The accommodation, with approximate room sizes, is as follows:

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Part-glazed entrance door, stairs to first floor, radiator, carpeted flooring.

CLOAKROOM:

Opaque double glazed window to front aspect, low level WC, inset wash hand basin, radiator, carpeted flooring.

LOUNGE / DINER:

16'67 x 14'67 max to 11'41 (4.88m x 4.27m max to 3.35m)
Double glazed window to rear aspect, under stairs storage cupboard, two radiators, carpeted flooring. Patio doors onto rear garden.

KITCHEN:

11'99 x 7'74 (3.35m x 2.13m)
Double glazed window to front aspect, a series of matching base and wall units, roll top work surfaces incorporating one and a half bowl sink with central mixer tap and drainer, built-in oven with gas hob and extractor, space for fridge/freezer, dishwasher and washing machine, radiator, wall-mounted boiler, vinyl flooring.

FIRST FLOOR ACCOMMODATION:

LANDING:

Double glazed window to side aspect, loft access, airing cupboard, carpeted flooring.

MASTER BEDROOM:

11'53 x 11'36 (3.35m x 3.35m)
Two double glazed windows to front aspect, radiator, carpeted flooring.

EN-SUITE:

Opaque double glazed window to front aspect, enclosed and fully tiled single shower unit, low level WC, inset wash hand basin, shaver point, extractor fan, radiator, carpeted flooring.

BEDROOM TWO:

12'02 x 8'20 (3.71m x 2.44m)
Double glazed window to rear aspect, radiator, carpeted flooring.

BEDROOM THREE:

8'93 x 6'19 (2.44m x 1.83m)
Double glazed window to rear aspect, radiator, carpeted flooring.

BATHROOM:

Panelled bath with central mixer tap and shower attachment, low level WC, pedestal wash hand basin, shaver point, extractor fan, radiator, carpeted flooring.

EXTERIOR:

REAR GARDEN:

Fenced and enclosed rear garden commencing with patio area, remainder laid to lawn with mature shrub borders, gated side access.

GARAGE, DRIVEWAY & PARKING:

Single garage fitted with power, lighting and up & over door. Driveway parking to property front with further on-street parking available.

AGENTS NOTES:

For further information regarding this property, please contact Sole Agents, Hamilton Piers.

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL



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All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

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