HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

# Millers Drive

Leasehold
Tax Band:

## Great Notley, Braintree, CM77 7FD

**Guide Price £170,000**

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Benefiting from NO ONWARD CHAIN, in need of modernisation throughout* and offering a 14' lounge/diner and separate kitchen and allocated parking is this two bedroom GROUND FLOOR apartment. Benefiting from enclosed COMMUNAL GARDENS and ideally situated on sought after Great Notley Garden Village - A short walk to all local shops/amenities & popular schools. Ideal for first time buyers & investors!!

# Millers Drive, Great Notley, Braintree, CM77 7FD

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

## MAIN COMMUNAL ENTRY:
Secure main entry door leading to communal inner hall.

## GROUND FLOOR ACCOMMODATION:

## ENTRANCE HALL:
Storage cupboard, electric storage heater and carpeted flooring.

## LOUNGE / DINER:
14'06 reducing to 11'01 x 13'08 (4.42m reducing to 3.38m x 4.17m)
Double glazed windows to side and rear aspects, electric storage heater, laminate flooring.

## KITCHEN:
8'01 x 7'01 (2.46m x 2.16m)
Double glazed window to rear aspect, matching base and wall units, roll top work surfaces incorporating a single bowl sink with central mixer tap and drainer, built-in oven, electric hob, space for fridge/freezer and washing machine.

## MASTER BEDROOM:
11'02 x 10'02 (3.40m x 3.10m)
Double glazed window to front aspect, fitted wardrobes, electric storage heater, carpeted flooring.

## BEDROOM TWO:
10'07 x 7'02 (3.23m x 2.18m)
Double glazed window to front aspect, electric storage heater, carpeted flooring.

## BATHROOM:
Panelled bath with central mixer tap and shower attachment, low level WC, pedestal wash hand basin with tiled splash back, shaver point, extractor fan, tiled flooring.

## EXTERIOR:

## COMMUNAL GARDEN:
Communal rear gardens, enclosed by fencing and entirely laid to lawn with mature shrub and tree borders.

## ALLOCATED PARKING:
Allocated parking for one vehicle.

## AGENTS NOTES:
Leasehold Details: TBC

Council Tax Band: B

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

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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.