



Pochard Way

Great Notley, Braintree, CM77 7WA

Freehold
Tax Band: C

Offers In Excess Of £315,000



OPEN DAY: SATURDAY 4TH JANUARY 12-1PM BY APPOINTMENT ONLY Offered with NO ONWARD CHAIN and benefiting from a modern kitchen, lounge/diner plus CONSERVATORY, an UNOVERLOOKED & well-proportioned rear garden plus THREE allocated parking spaces is this RECENTLY UPDATED two bedroom terraced property. Ideally set in the heart of Great Notley Garden Village, overlooking a greensward to front and located just a short walk to all local shops/amenities & popular schools. Ideal for first time buyers!!



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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

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

KITCHEN:

9'37 x 6'34 (2.74m x 1.83m)

Double glazed window to front aspect, a series of fitted base and wall units, edged work surfaces in Granite incorporating single ceramic sink with central mixer tap and drainer, built-in oven, gas hob with extractor over, integrated fridge/freezer and washing machine, wall-mounted boiler (in cupboard), Amtico flooring and smooth ceiling.

LOUNGE:

12'69 x 12'67 (3.66m x 3.66m)

Radiator, Amtico flooring and smooth ceiling. Opening to conservatory.

CONSERVATORY:

10'69 x 9'91 (3.05m x 2.74m)

Par brick and part UPVC built with vaulted polycarbonate roof, radiator, Amtico flooring and French doors onto rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING:

Loft access, airing cupboard, carpeted flooring and smooth ceiling.

BEDROOM ONE:

12'68 reducing to 9'55 x 9'89 (3.66m reducing to 2.74m x 2.74m)

Double glazed window to front aspect, fitted wardrobes and storage units, radiator, carpeted flooring and smooth ceiling.

BEDROOM TWO:

12'22 reducing to 9'49 x 6'46 (3.66m reducing to 2.74m x 1.83m)

Double glazed window to rear aspect, radiator, carpeted flooring and sooth ceiling.

BATHROOM:

Opaque double glazed window to rear aspect, panelled bath with central mixer tap and dual shower over, inset WC, vanity wash hand basin with tiled splash backs, extractor fan, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights.

EXTERIOR:

REAR GARDEN:

Fenced and unoverlooked rear garden with patio area to immediate rear with remainder laid to lawn, shed, pathway to rear gate.

ALLOCATED PARKING:

AGENTS NOTES:

Council Tax Band: C

For further information regarding this property, please contact 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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