



## Bedells Avenue

Freehold  
Tax Band: C

Black Notley, Braintree, CM77 8NA

**Asking Price £340,000**



Boasting NO ONWARD CHAIN and offering a 17' RECENTLY REFITTED kitchen/diner, 17' DUAL ASPECT lounge and an UNOVERLOOKED & generously sized rear garden is this three bedroom SEMI-DETACHED property. Benefiting from POTENTIAL TO EXTEND (STPP), a GARAGE with allocated parking for two vehicles and ideally positioned OVERLOOKING GREENSWARD to front aspect in a CUL-DE-SAC within the sought after village of Black Notley. Ideal for first time buyers!!



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

## GROUND FLOOR ACCOMMODATION:

### ENTRY PORCH:

Secure main entry door, UPVC construction with opaque double glazed windows, wooden flooring. Door into:

### LOUNGE:

17'02 x 12'03 (5.23m x 3.73m)

Double glazed windows to front and side aspects, stairs to first floor, two radiators, wooden flooring.

### KITCHEN / DINER:

17'03 reducing to 15'00 x 10'07 (5.26m reducing to 4.57m x 3.23m)

Double glazed window to rear aspect, a series of matching base and wall units, edged work surfaces incorporating one and a half bowl sink with central mixer tap and drainer, built-in oven, induction hob with extractor hood over, space for fridge/freezer, dishwasher and washing machine, radiator, wooden flooring. Part-glazed door to rear garden.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

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

### MASTER BEDROOM:

10'10 x 10'10 (3.30m x 3.30m)

Double glazed window to front aspect, built-in wardrobes, radiator, carpeted flooring.

### BEDROOM TWO:

10'08 x 10'05 (3.25m x 3.18m)

Double glazed window to rear aspect, radiator, carpeted flooring.

### BEDROOM THREE:

6'10 x 5'11 (2.08m x 1.80m)

Double glazed window to front aspect, radiator, carpeted flooring.

### FAMILY BATHROOM:

Opaque double glazed window to rear aspect, panelled bath with shower over, low level WC, pedestal wash hand basin with tiled splash backs, radiator, wooden flooring.

### EXTERIOR:

### REAR GARDEN:

Private rear garden, enclosed by fencing and comprising patio area with remainder mainly laid to lawn, shrub borders, storage shed and gated side access.

### GARAGE & PARKING:

Single garage (in small block to property front) fitted with up and over door. Parking for one vehicle in front of garage and one allocated space in bays to property front.

### AGENTS NOTES:

Council Tax Band: C

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.

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