



- One bedroom house
- Garage which has been part converted
- Long lease & low maintenance charges
- No onward chain
- Spacious lounge/diner
- Separate kitchen area
- Gas central heating
- Hospital Fields Development

25 Constable Way, Black Notley, Braintree, Essex. CM77 8FE.

Forming part of the Hospital Fields Development which is conveniently positioned within easy reach of both the Braintree town centre & the Cressing train station, is this well-presented one bedroom house. Offered for sale in excellent decorative order and with no onward chain, we feel the property would make an ideal purchase for both first-time buyers & buy to let investors alike. This ideal starter home features an entrance hall, a spacious lounge/diner, a separate kitchen with a range of new appliances that will remain, a spacious bedroom with fitted wardrobes, and a contemporary bathroom suite. Outside, the property is further enhanced by having an integral garage that has been part converted, and a large storage cupboard. Please call Michaels Property Consultants for further details.



Property Details.

Entrance Hallway

Part glazed entry door to front, with door to integral garage and staircase leading to;

First Floor Landing



Double glazed window to rear aspect, radiator, door to;

Lounge/Diner



18' 7" x 11' 2" (5.66m x 3.40m) Two double glazed windows to front aspect overlooking the greensward, high gloss laminated flooring, fitted bookcase, radiator, door to inner lobby, and archway to kitchen.

Kitchen



9' 0" x 6' 4" (2.74m x 1.93m) Well-equipped with a range of working surfaces with drawers and cupboards beneath and eye level cupboards above, stainless steel sink unit and drainer, integrated appliances include four ring induction hob with cooker hood above and oven beneath, fridge/freezer and dishwasher, high gloss laminated flooring, double glazed window to rear aspect.

Inner Hallway



With airing cupboard housing water tank, further storage cupboard housing gas fired boiler and also incorporating washing machine (which we understand from the vendor will be included), doors to bathroom and bedroom.

Property Details.

Bedroom



10' 4" x 9' 4" (3.15m x 2.84m) Double glazed window to front aspect, high gloss laminated flooring, radiator, a range of built-in wardrobe cupboards to one wall, access to loft.

Bathroom



Tiled walls and tiled flooring, white suite comprising panel bath with mixer taps and shower over, pedestal wash hand basin, low flush WC, extractor fan, frosted double glazed window to rear aspect.

Outside



Small front garden, mainly shingled and bordered by mature hedging. To the rear, there is an integral garage of good size with up and over door, light and power installed. To the side, there is also an additional understairs storage area.

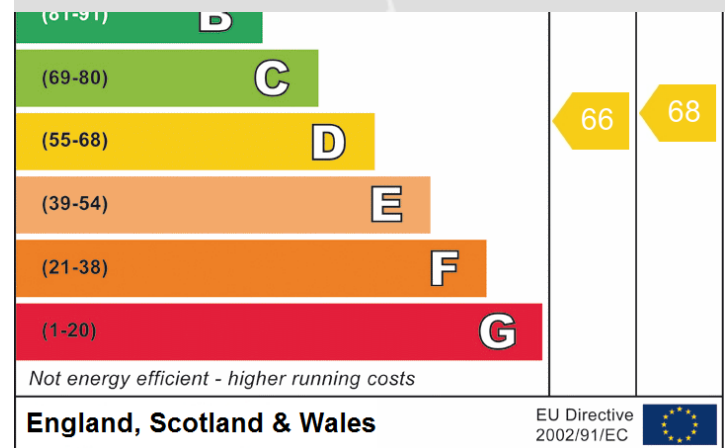
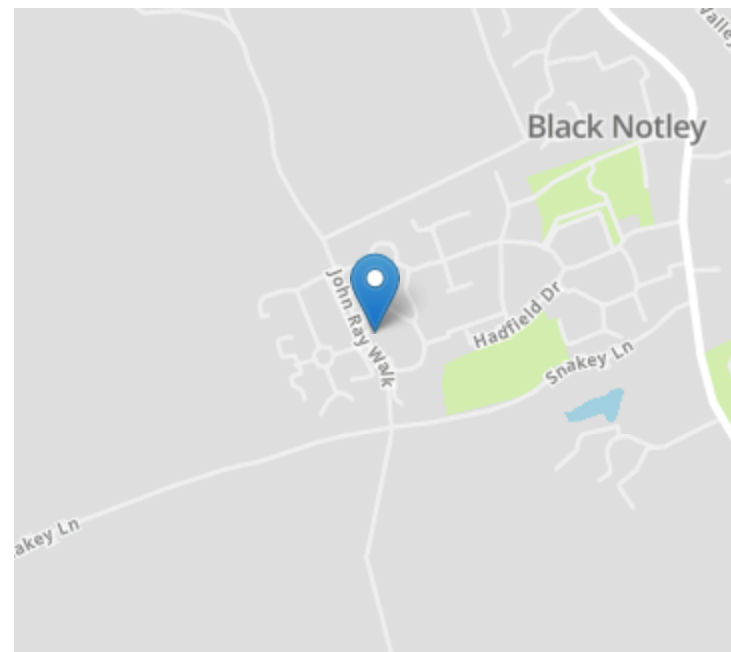
Property Details.

Floorplans



Whilst every effort has been made to ensure the accuracy of the floorplans contained herein, the floorplans are not intended to be used as a substitute for a structural survey. The floorplans are provided as a guide only and should not be relied upon for the purchase of a property. The services, systems and appliances shown have not been tested and the gas boiler will have a warranty to ensure it is safe to use.

Location



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.