

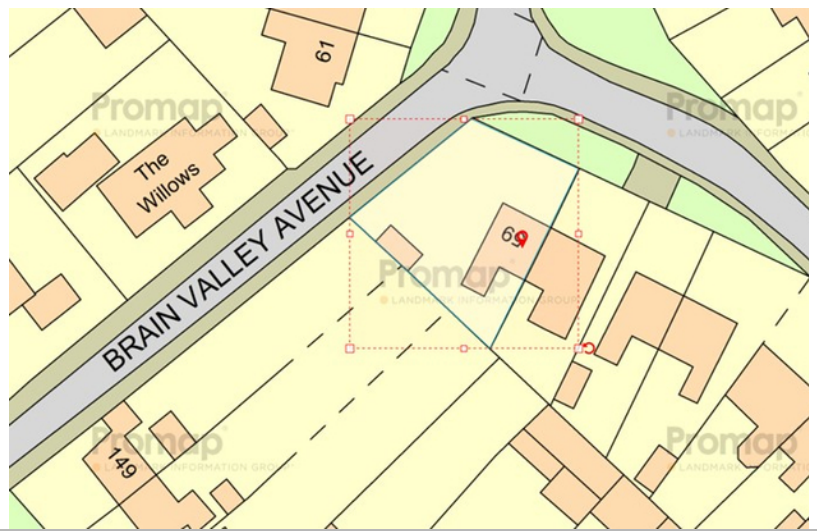


- Large corner plot
- Development opportunity (STPP)
- Sought after village location
- Garage & parking
- No onward chain
- Property in need of some modernisation
- Spacious accommodation
- Close to Cressing Station

**59 Brain Valley Avenue, Black Notley, Braintree, Essex. CM77 8LS.**

\*\* Large corner plot with development potential (STPP) \*\*

Forming part of the frequently requested village of Black Notley which offers easy access to both the Cressing train station and the Braintree town centre, is this well established three bedroom semi-detached house with a large adjoining corner plot. In the valuer's opinion, the plot would easily accommodate an additional dwelling (STPP), offering a purchaser a fantastic development opportunity. The house itself features a spacious lounge/diner, kitchen, a separate utility room, cloakroom, three well-appointed bedrooms, and the family bathroom. As previously mentioned, the property sits on a fabulous corner plot which also includes a rear garden, single garage & a private driveway. Offered for sale with no onward chain, an early internal viewing is strongly advised.



# Property Details.

## Entrance Hall

UPVC entry door to front, radiator, storage cupboard, stairs rising to the first floor, doors to;

## Lounge/Diner



22' 0" x 12' 9" (6.71m x 3.89m) Double glazed window to front, Patio doors to rear, radiator, electric fire with surround, television & telephone point.

## Kitchen



10' 5" x 8' 9" (3.17m x 2.67m) Double glazed window to side, matching wall & base units with worktops over, inset ceramic sink with side drainer, integrated double oven & hob with extractor over, space for appliances, door to pantry/under stairs storage cupboard.

## Inner Lobby

Part glazed doors to both sides of the room, door to;

## Cloakroom

Opaque double glazed window to side, WC, radiator.

## Utility



8' 3" x 7' 6" (2.51m x 2.29m) Double glazed windows to side & rear, matching wall & base units with worktops over, radiator, space for appliances.

## First Floor Landing

Double glazed window to side, loft access, door to airing cupboard.

## Bedroom One



11' 9" x 10' 9" (3.58m x 3.28m) Double glazed window to rear, radiator, fitted wardrobes.

# Property Details.

## Bedroom Two



10' 0" x 12' 9" (3.05m x 3.89m) Double glazed window to front, radiator.

## Bedroom Three



8' 9" x 7' 6" (2.67m x 2.29m) Double glazed window to front, radiator, fitted wardrobes.

## Bathroom



Opaque double glazed window to rear, WC, hand wash basin, shower cubicle which is fully tiled, vinyl flooring, tiled walls.

## Side Garden/Potential Building Plot



Laid to lawn, enclosed by a dwarf wall, access to the garage;

## Garage & Off Road Parking



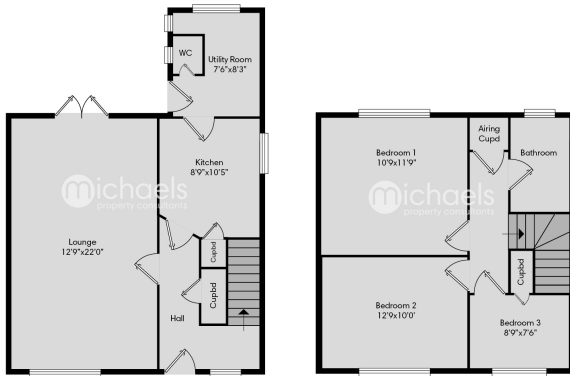
Single garage with additional parking in front.

## Rear Garden

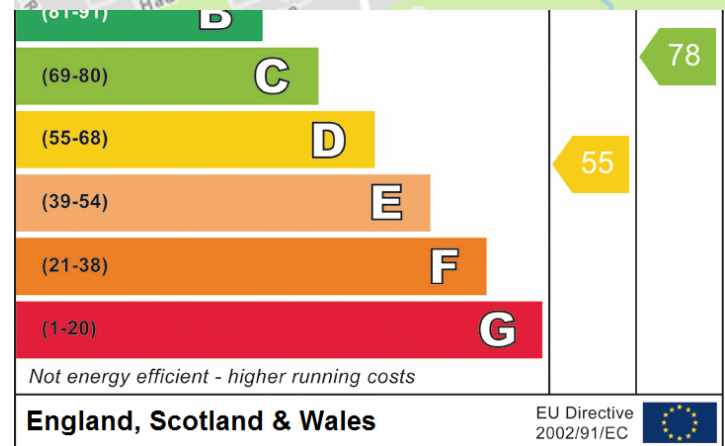
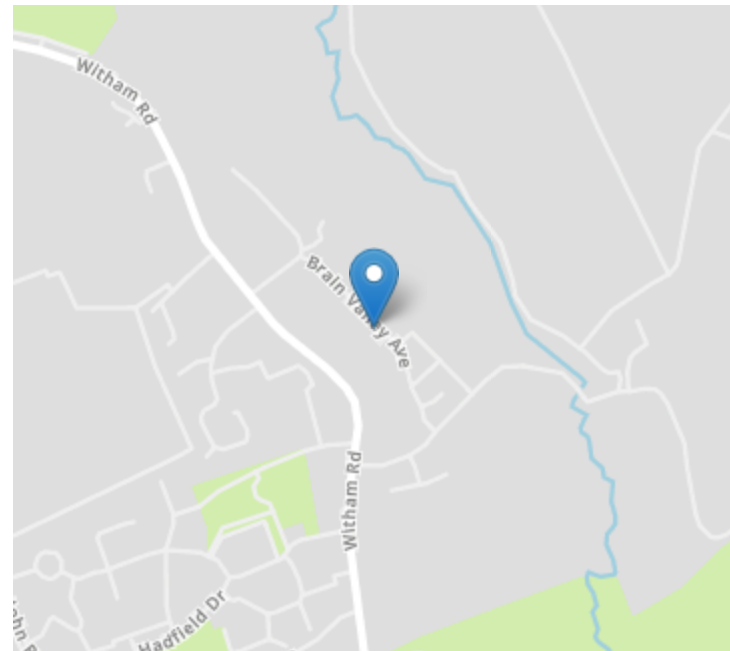
Mainly laid to lawn, patio area, enclosed by panelled fencing, outside tap, side access via wooden gate.

# Property Details.

## Floorplans



## 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.