



- Two bedroom end terrace
- Allocated parking
- Potential to extend STPP
- Great Notley Garden Village
- In need of modernisation
- No onward chain
- Two reception rooms
- Cul de sac position

**71 Ragley Close, Great Notley, Braintree, Essex. CM77 7XP.**

\*\* Open House - Saturday 29th May 2pm - 5pm (by appointment only) \*\*

Offered for sale with no onward chain and in need of some extensive refurbishment throughout is this two-bedroom end terraced house which makes up part of the Great Notley Garden Village. Occupying a generous corner plot with the potential to extend (STPP) we feel the property would make an ideal purchase for both first time buyers and buy to let investors alike. The accommodation features an entrance hall that provides access to the first floor, a well-appointed lounge, a separate dining area, a kitchen, two spacious bedrooms, and the family bathroom. Outside, there is a generous rear garden and allocated parking to the front of the property. New to the market and offered for sale at a realistic price, early internal viewing is strongly advised.

# Property Details.

## Entrance Hall

Part glazed entry door to front, radiator, stairs rising to the first floor, doors to;

## Lounge

14' 5" x 10' 8" (4.39m x 3.25m) Double glazed window to front, radiator, under stairs storage cupboard, television & telephone point.

## Dining Room

9' 7" x 6' 1" (2.92m x 1.85m) 9' 7" x 7' 9" (2.92m x 2.36m) Double glazed patio doors to rear, radiator, opening to;

## Kitchen

9' 7" x 6' 1" (2.92m x 1.85m) Double glazed window to rear, matching wall & base units with worktops over, inset sink with side drainer unit, tiled splashbacks, integrated oven with hob and extractor over, space for appliances.

## First Floor Landing

Double glazed window to side, loft access, doors to;

## Bedroom One

13' 8" MAX x 11' 4" (4.17m x 3.45m) Double glazed window to front, radiator, built-in storage cupboard.

## Bedroom Two

12' 7" x 7' 8" (3.84m x 2.34m) Double glazed window to rear, radiator.

## Bathroom

Obscure double glazed window to rear, radiator, WC, hand wash basin, panelled bath with shower over, part tiled walls, vinyl flooring.

## Rear Garden

The rear garden commences with a paved patio area & a raised decking area, remainder of the garden laid to lawn, raised fish pond, enclosed by panelled fencing, outside tap, side access via a wooden gate.

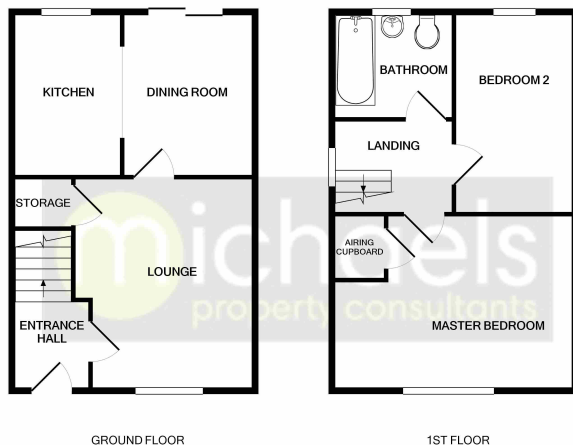
## Parking

There is allocated parking to the front of the property.

# Property Details.

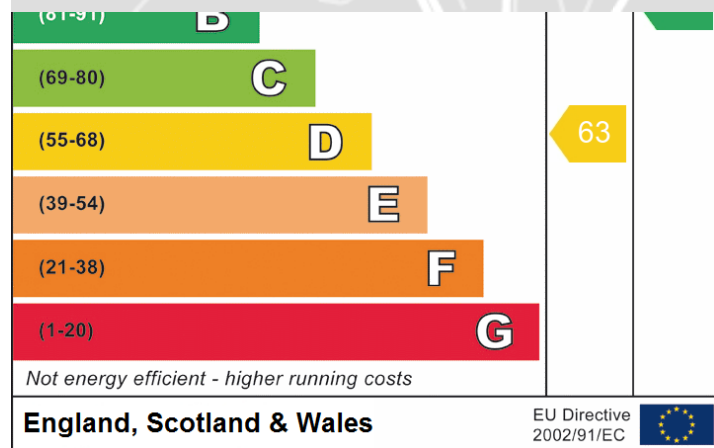
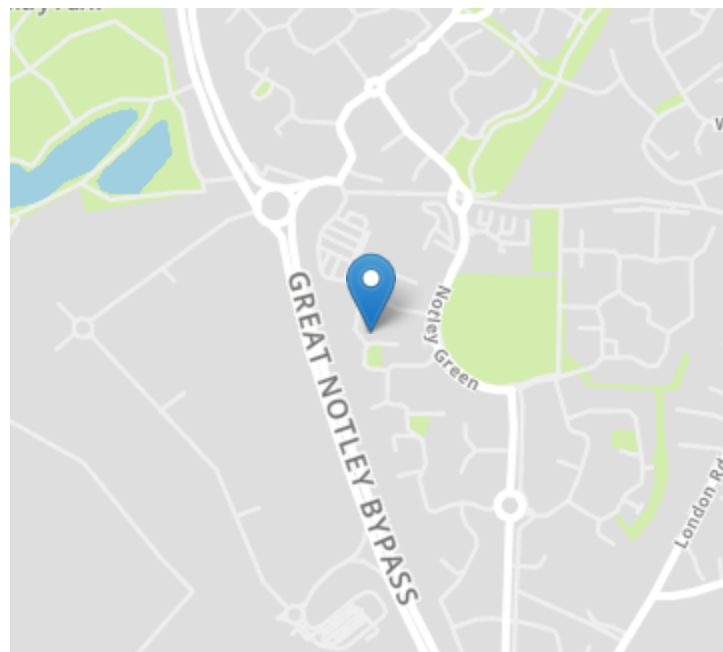
# Property Details.

## Floorplans



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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.