



- Two bedroom maisonette
- First Floor
- Private rear garden
- Spacious living accommodation
- Double bedrooms
- Village of Black Notley
- Gas central heating & UPVC windows
- Ample storage
- Low ground rent & service charge
- 106 years remaining on the lease

Call to view 01376 337400



### **20 Bedells Avenue, Black Notley, Braintree, Essex. CM77 8LZ.**

Forming part of the frequently requested village of Black Notley which is conveniently positioned within easy reach of both the Cressing train station and the Braintree town centre, is this two-bedroom maisonette with its very own private garden. The property is offered for sale in excellent order, having recently been re-carpeted and decorated throughout, making this an ideal purchase for both first-time buyers & buy to let investors alike. The accommodation comprises an entrance hall, a spacious double aspect lounge with a separate dining area, a well-equipped kitchen, two large double bedrooms and of course the family bathroom. For further details, please call Michaels Property Consultants.

# Property Details.

## Entrance Porch

Part glazed entry door to front, radiator, storage cupboard, stairs rising to accommodation;

## Hallway

Doors to;

## Bedroom One



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

## Bedroom Two



12' 7" x 8' 8" (3.84m x 2.64m) Double glazed window to rear, radiator.

## Lounge



12' 11" x 11' 10" (3.94m x 3.61m) Double glazed window to rear, radiator, television & telephone point, opening to;

## Dining Area



11' 0" x 8' 4" (3.35m x 2.54m) Double glazed window to front, radiator, door to large storage cupboard.

# Property Details.

## Kitchen



12' 4" x 7' 5" (3.76m x 2.26m) Double glazed window to front, radiator, matching wall & base units with worktops over, ceramic sink with side drainer unit, integrated double oven, hob with extractor over, space for appliances, tiled splashback.

## Rear Garden



Mainly laid to lawn, raised decking area, shed to remain, enclosed panelled fencing, access via a wooden gate.

## Bathroom



Opaque double glazed window to front, radiator, WC, hand wash basin, panelled bath with shower over, tiled walls & floor, door to airing cupboard housing the boiler.

# Property Details.

## Floorplans

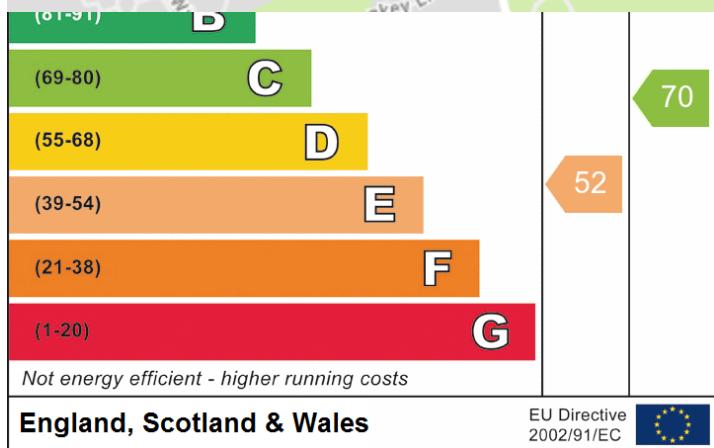
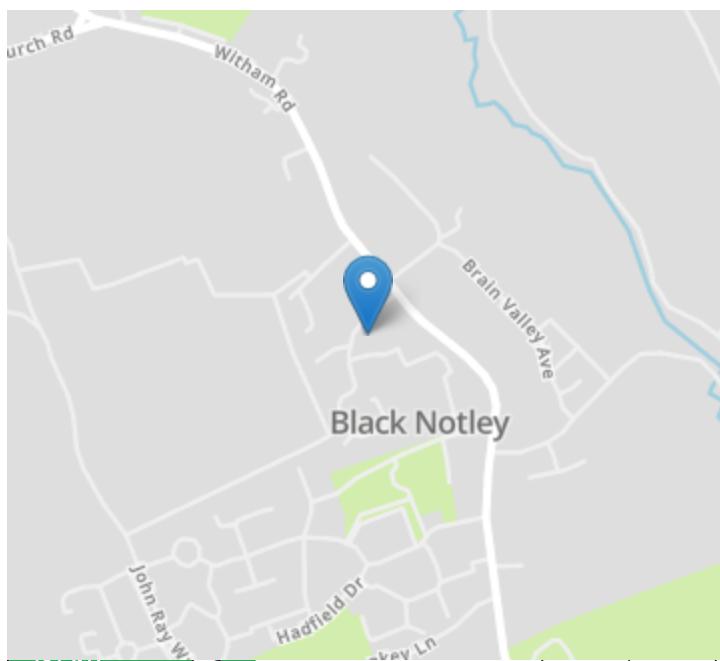


Ground Floor

Total approx floor area: 802.2 ft<sup>2</sup> (74.5 m<sup>2</sup>)  
Ground Floor: 55.7 ft<sup>2</sup> (5.2 m<sup>2</sup>)  
First Floor: 746.6 ft<sup>2</sup> (69.4 m<sup>2</sup>)

First Floor

## 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.