



- Off Road Parking
- Two Double Bedrooms
- First Floor Bathroom
- Generous Rear Garden
- Close Proximity Local Amenities
- First Time Purchase Or Investment Opportunity

## 131 Notley Road, Braintree, Essex. CM7 1HF.

A fantastic example of a period style two bedroom terraced home, situated within walking distance of both the Braintree town centre and the mainline railway station. Having ample accommodation throughout, we feel the property would make an ideal purchase for both first-time buyers & buy to let investors alike. This home features a well-appointed sitting room with a feature fireplace, a dining room with yet another fireplace, and a well-equipped kitchen that provides access to the generous rear garden. To the first floor, you will find two double bedrooms, and the family bathroom suite. Outside, the property is further enhanced by having an attractive rear garden, and off road parking. Please call Michaels Property Consultants for further details.





# Property Details.

## Ground Floor

### Lounge



11' 7" x 11' 0" (3.53m x 3.35m) Smooth ceiling, radiator, double glazed window to front aspect, telephone point, TV point, feature fireplace, luxury vinyl flooring.

### Internal Lobby

Stairs ascending to first floor.

### Dining Room



11' 7" x 11' 1" (3.53m x 3.38m) Smooth ceiling, radiator, double

glazed window to rear aspect, access to storage cupboard, feature fireplace, luxury vinyl flooring.

### Kitchen



9' 0" x 6' 8" (2.74m x 2.03m) Smooth ceiling, inset spotlights, double glazed window to rear aspect, patio door to side aspect accessing garden, matching wall and base units with rolled edge worksurfaces, inset sink with bowl, part tiled walls, tiled flooring, integrated oven with 4-ring gas hob and extractor over, space and plumbing for washing machine, integrated dishwasher, integrated fridge/freezer.

## First Floor

### Landing

Access to both bedrooms, access to family bathroom, radiator, access to consumer unit.

### Bedroom One



11' 7" x 10' 9" (3.53m x 3.28m) Smooth ceiling, radiator, double glazed window to front aspect, TV point.



# Property Details.

## Bedroom Two



11' 2" x 8' 3" (3.40m x 2.51 m) Textured ceiling, radiator, double glazed window to rear aspect, built in wardrobes, access to loft storage.

## Family Bathroom



9' 10" x 6' 8" (3.00m x 2.03m) Smooth ceiling, inset spotlights, heated towel rail radiator, double glazed obscure window to rear aspect, low level WC, vanity wash hand basin, extractor fan, panelled bath with shower attachment, part tiled walls, luxury vinyl flooring, access to bathroom storage unit.

## External

## Rear Garden



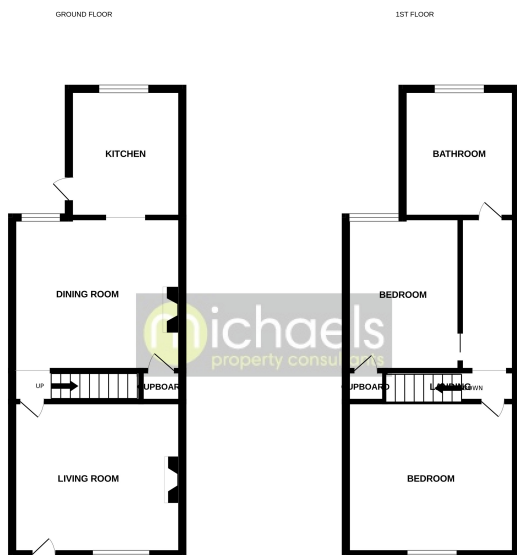
Commencing with a patio area, purple shingle area with bush borders, majority laid to lawn with step-stone patio leading to wooden garden shed.

## Frontage

Hardstanding area to park a vehicle.

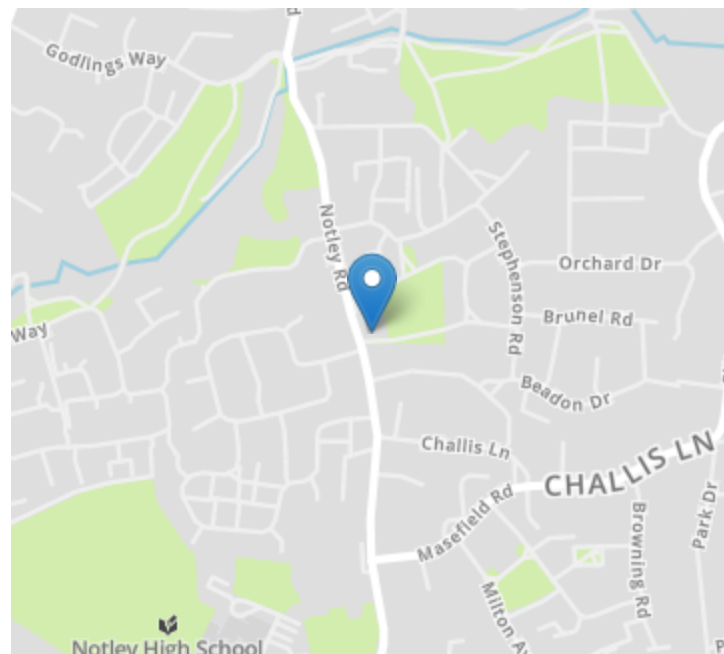
# Property Details.

## Floorplans



While every effort has been made to ensure the accuracy of the provided completed floor measurements of rooms, balconies, stairs and any other parts not applicable and/or responsibility is taken for any errors or omissions. The floor plans and dimensions are provided 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.  
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## Location



## Energy Ratings

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.