



- Three bedroom house
- Semi detached
- Sought after village location
- Two reception rooms
- UPVC windows & gas central heating
- Cloakroom
- Driveway
- Cul de sac position

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

Situated at the end of this quiet Cul De Sac which is favorably positioned within the ever sought after village of Black Notley, is this well presented three bedroom semi detached house. The property comes to the market in good decorative order, offering a well-established family home in an excellent location for a variety of prospective purchasers. The accommodation comprises an entrance hall, cloakroom, lounge, a kitchen/diner, a study/utility room, three well-appointed bedrooms, and the family bathroom. Outside, there is an attractive & well maintained rear garden, and a driveway to the front of the property. For further details, please call Michaels Property Consultants today.



Property Details.

Entrance Hall



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

Cloakroom

Opaque double glazed window to side, low-level WC, wash hand basin, under stair storage.

Lounge



13' 7" x 13' 1" (4.14m x 3.99m) Double glazed window to front, radiator, television & telephone point, door to;

Kitchen



13' 1" x 8' 6" (3.99m x 2.59m) Double glazed window to rear, range of wall and base units with rolled edge work surfaces incorporating inset sink and drainer, integrated oven, hob and extractor hood over, spaces for appliances.

Study



7' 7" x 6' 5" (2.31m x 1.96m) Double glazed patio doors to rear, double glazed window to side, radiator.

First Floor Landing

Double glazed window to front, airing cupboard, access to loft space.

Property Details.

Bedroom One



11' 0" x 10' 5" (3.35m x 3.17m) Double glazed window to front, radiator, built-in wardrobes.

Bedroom Two



9' 3" x 7' 7" (2.82m x 2.31m) Double glazed window to rear, radiator.

Bedroom Three



11' 6" x 6' 5" (3.51m x 1.96m) Double glazed window to rear, radiator.

Bathroom

Opaque double glazed window to rear, radiator, enclosed panelled bath with shower over, low-level WC, Wash hand basin, tiled walls and flooring.

Rear Garden

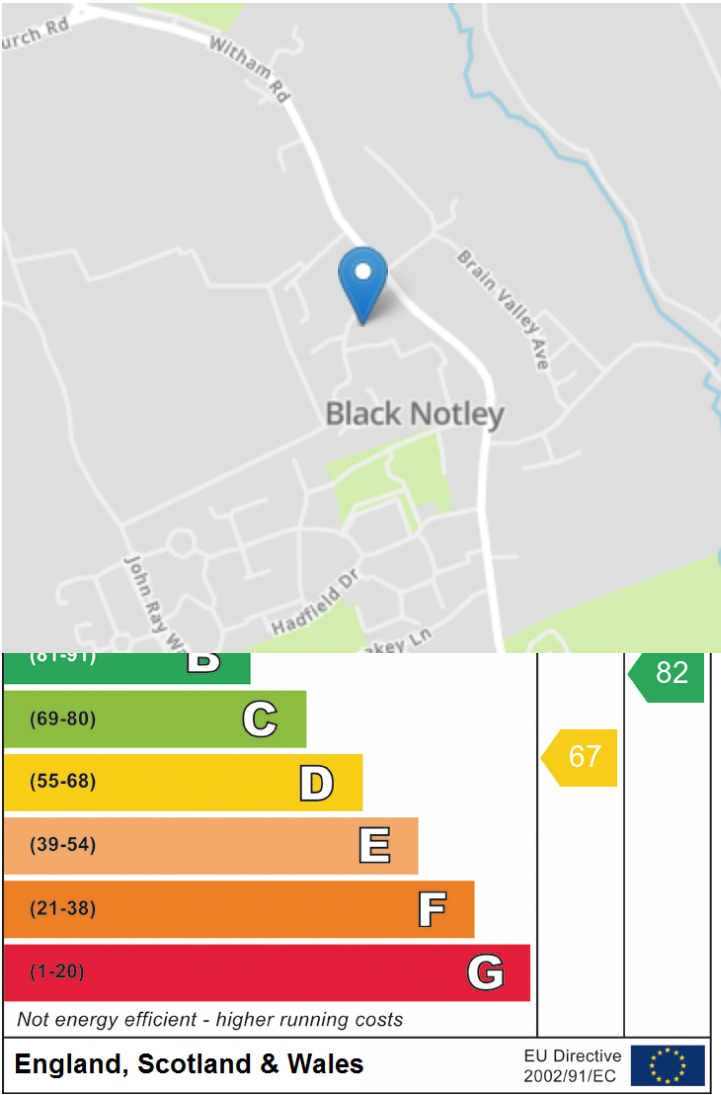


Commencing with a patio area, mainly laid to lawn, gated side access, flower bed borders, enclosed by panelled fencing.

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.