



- Three Bedroom Semi Detached Cottage
- Off Road Parking
- Private & Low Maintenance Rear Garden
- Period Charm Throughout
- Walking Distance to Amenities
- Village of Black Notley
- Open Fireplace and Woodburner

144 Witham Road, Black Notley, Braintree, Essex. CM77 8LX.

Michaels Property Consultants are delighted to present to the market this charming, Grade II listed, semi-detached period cottage enjoying a pleasant location within the sought after village of Black Notley. The property boasts character features throughout and has generous accommodation arranged over three floors. The properties accommodation in brief comprises with the sitting room situated to the front of the property, which has an attractive red brick fireplace with arched lintel, access provided into the dining room which benefits from a recessed fire with carved wooden surround and inset wood burning stove, red brick work to the flank wall and exposed floorboards. The kitchen is situated to the rear of the property and the family bathroom is situated adjacent to this, both with views to the rear garden. Stairs rise from the dining room to the first floor which has two well proportioned double bedrooms, a staircase then rises to the second floor giving access to the third bedroom. The property also benefits from a cellar.



Property Details.

Ground Floor

Lounge



13' 3" x 10' 4" (4.04m x 3.15m) Single glazed window to front aspect, radiator, feature fireplace, telephone point, tv point.

Dining Area



10' 4" x 10' 2" (3.15m x 3.10m) Single glazed window to side aspect, radiator, feature fireplace with log burner, stairs rising to first floor.

Rear Lobby



Property Details.

Kitchen



Smooth ceiling, single glazed window to side aspect, matching base and wall units with rolled edge worksurface, inset sink and drainer, part tiled walls, tiled flooring, integrated oven with gas hob over and extractor fan, space and plumbing for dishwasher, space for fridge freezer.

Family Bathroom



8' 2" x 5' 10" (2.49m x 1.78m) Smooth ceiling, heated towel rail radiator, single glazed window to side aspect, low level w/c, wash hand basin, extractor fan, panelled bath with shower attachment, fully tiled walls, tiled flooring, access to airing cupboard which is housing utilities.

First Floor

Bedroom One



13' 1" x 10' 2" (3.99m x 3.10m) Single glazed window to front aspect, radiator, tv point, in-built open wardrobe.

Bedroom Three



10' 2" x 9' 0" (3.10m x 2.74m) Single glazed window to rear aspect, radiator.

Second Floor

Bedroom Two

10' 2" x 10' 2" (3.10m x 3.10m) Single glazed window to side aspect, radiator,

Outside

Frontage

The property is approached via a large gravel drive providing parking for a number of vehicles and this is enclosed by a mature mixed hedge. A close board fence with security door leads to the rear garden.

Rear Garden



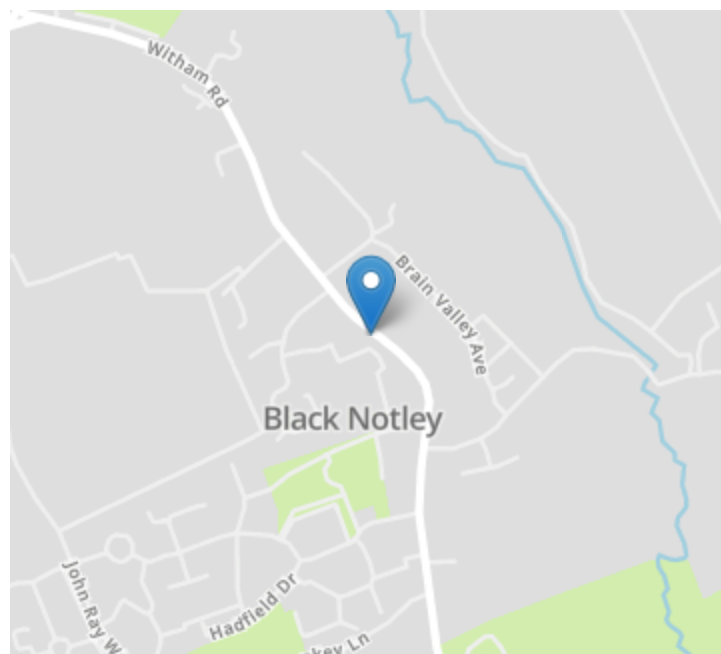
Patio area, wooden shed to remain, laid to lawn with shrub borders, gate providing access to front of property.

Property Details.

Floorplans



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.