



- Three bedroom house
- Semi detached
- Garage & Parking
- En-suite to master
- Cloakroom
- Spacious living accommodation
- Separate kitchen
- Gas central heating

## 129 Nottage Crescent, Braintree, Essex. CM7 2TG.

Situated within easy reach of both Braintree's vibrant town centre and the train station, is this well presented and deceptively spacious three bedroom semi detached house. The property is offered for sale in good decorative order, making this an ideal purchase for first time buyers and buy to let investors alike. The internal accommodation comprises of an excellent sized living room with feature bay window, separate dining area, kitted kitchen, three well-appointed bedrooms with an En-suite to the master, and a family bathroom. Outside, the property is further enhanced by having a rather large and low maintenance rear garden, single garage, and off-road parking.





# Property Details.

## Entrance Hall

Entrance door to front, smooth ceiling, laminate flooring, radiator, stairs to first floor

## Cloakroom

Extractor fan two piece white suite comprising low level W/C, wash hand basin, radiator, tiled flooring

## Living Room



20' 9" x 11' 7" (6.32m x 3.53m) Smooth ceiling, laminate flooring, radiator, double glazed bay window to front, television & telephone point

## Dining Room



10' 0" x 8' 10" (3.05m x 2.69m) Smooth ceiling, laminate flooring, radiator, double glazed doors to rear

## First Floor Landing

Smooth ceiling, loft access

## Kitchen



9' 11" x 7' 4" (3.02m x 2.24m) Double glazed window to rear, work surfaces with inset single drainer sink unit, inset four ring gas hob, cupboard extractor above, built in oven below, range of base and wall mounted units, space for all appliances, part tiled walls, tiled flooring

# Property Details.

## Bedroom One



12' 9" x 13' 11" (3.89m x 4.24m) Smooth ceiling, carpet, radiator, fitted wardrobes, double glazed window to front

## En-suite

Obscure double glazed window to front, three piece white suite comprising low level wc, tiled shower cubicle, work surfaces with inset wash hand basin, radiator, part tiled walls

## Bedroom Two



11' 6" x 10' 3" (3.51m x 3.12m) Smooth ceiling, carpet, radiator, fitted wardrobes, double glazed window to rear

## Bedroom Three



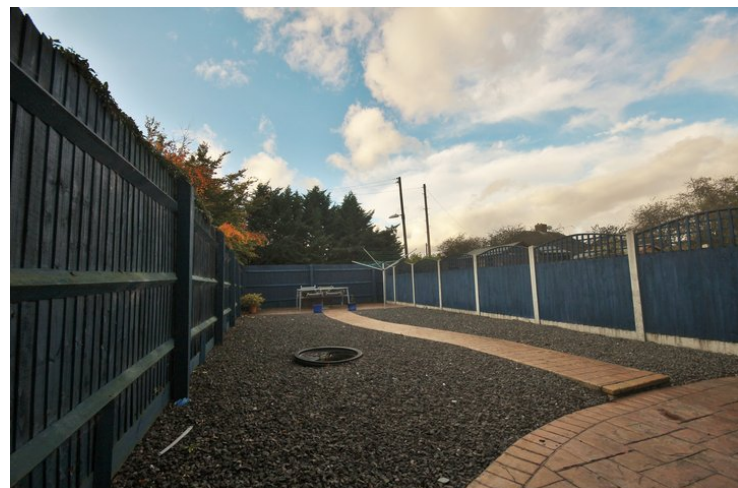
9' 5" x 6' 0" (2.87m x 1.83m) Smooth ceiling, carpet, radiator, double glazed window to rear

## Bathroom



Extractor fan three piece white suite comprising low level wc, tiled work surfaces with inset sink unit, enclosed panel bath with mixer tap and telephone style shower attachment, part tiled walls, radiator

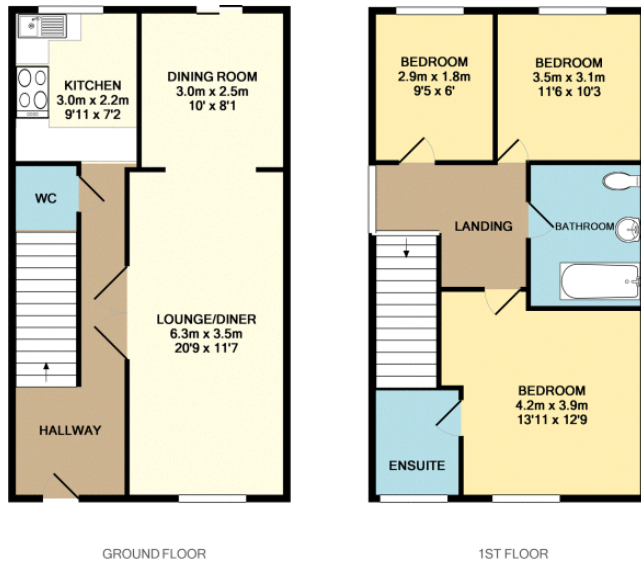
## Rear Garden



Patio area, shingled area, side access via a wooden gate, outside tap, enclosed by panelled fencing

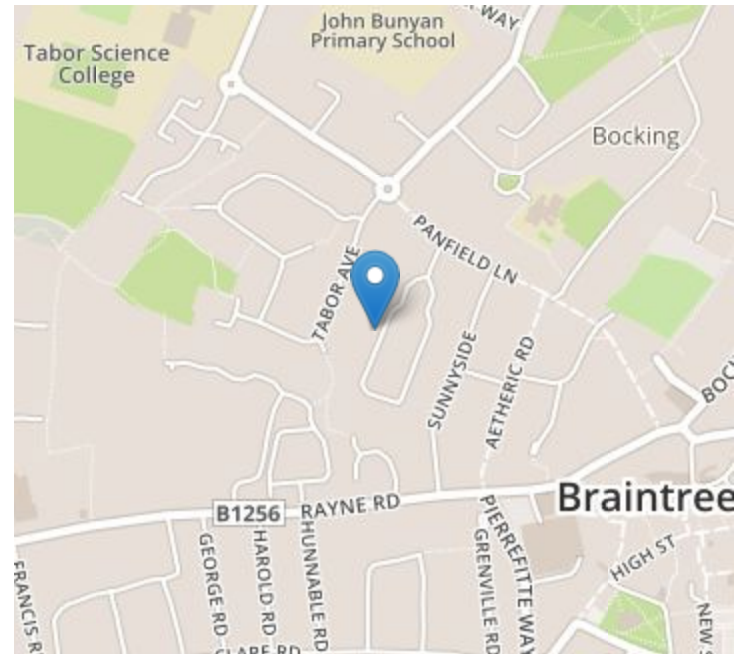
# Property Details.

## 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



## 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.