



- 3/4 bedroom period property
- Semi detached
- Versatile living accommodation
- Short walk to town & station
- Original period features
- Re-fitted bathroom suite
- Log burning stove
- Exposed beams & brickwork
- New combination boiler

44 Notley Road, Braintree, Essex. CM7 1HQ.

Situated within easy reach of both Braintree's vibrant town centre and the train station, is this character filled 3/4 bedroom semi detached cottage dating back to the mid 19th century. The property enjoys an array of charming period features which include an original log burning stove along with a variety of open fireplaces, exposed brickwork and wooden beams. The accommodation on offer in our opinion is both spacious and versatile and some highlights include; large living room / diner with a feature log burning stove at one end and an open fireplace at the other, kitchen, cloakroom, basement room which could be used as a fourth bedroom, three well appointed bedrooms and a refitted family bathroom.



Property Details.

Entrance

Entrance door to;

Living Room



14' 7" x 13' 2" (4.45m x 4.01m) Window to front and rear, radiator, feature wood burner with brick surround, exposed beams

Dining Area



9' 9" x 9' 9" (2.97m x 2.97m) Window to front, radiator, exposed floor, feature brick fireplace, storage cupboard, exposed floorboards, door leading to stairs to first floor

Kitchen



10' 2" x 9' 3" (3.10m x 2.82m) Inset ceramic sink unit with solid wood drainer, working surfaces to side with a matching range of wall mounted units with drawers and cupboards under, space for appliances, cooker with extractor fan, laminate flooring, radiator, exposed beams, door to garden, coving

Cloakroom

Low level WC, hand wash basin, feature stained glass window to rear

Basement / Bedroom Four



12' 2" x 11' 6" (3.71m x 3.51m) Window to front, exposed floorboards, electric heater, exposed beams

First Floor Landing

Loft access

Bedroom Three

10' 7" x 9' 7" (3.23m x 2.92m) Window to side, radiator, exposed beams, small storage cupboard

Property Details.

Bedroom Two



10' 5" x 9' 9" (3.17m x 2.97m) Window to front, radiator, built in cupboard with shelving

Bedroom One



13' 1" x 8' 11" (3.99m x 2.72m) Window to front, radiator, built in wardrobe

Bathroom



11' 1" x 4' 7" (3.38m x 1.40m) Refitted suite comprising low level WC, pedestal hand wash basin, roll top bath with clawed feet with shower attachment above, radiator, window to rear

Rear Garden



The rear garden commences with a shingled court yard area with pergola above, steps leading up to garden which is laid to lawn with shed to remain, to the right hand side of the garden there is a gate which gains access through the neighbours property. Parking for the property is of a permit nature which are for use in Kenworthy Road, Notley Road and Coronation Avenue.

Frontage

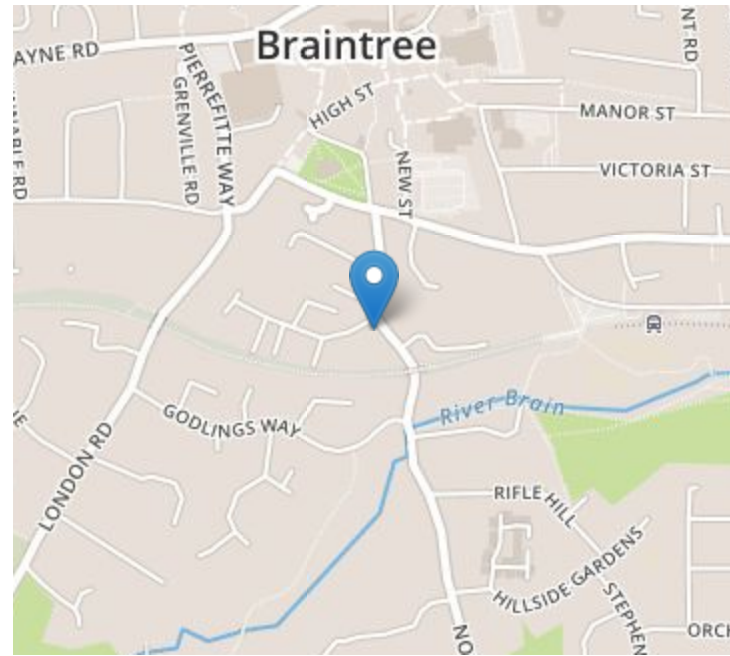
To the front of the property there are steps leading up to the entrance door with a mature front garden laid to lawn

Property Details.

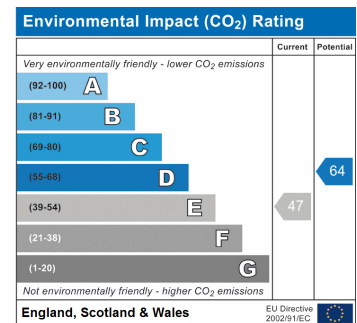
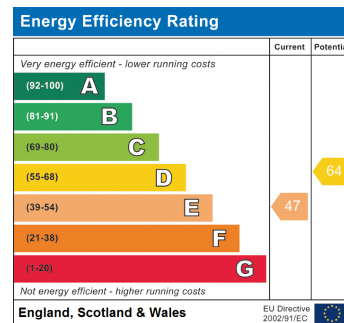
Floorplans



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.