



- Three bedroom house
- Cloakroom
- Spacious living accommodation
- En-suite to master
- Easy access to town centre
- Garage & Parking
- No onward chain
- Gas central heating

### 113 Nottage Crescent, Braintree, Essex. CM7 2TF.

A beautifully presented three bedroom terraced house situated within this family orientated modern development, which is conveniently positioned within easy reach of Braintree's vibrant town centre and the railway station which offers branch line links to London Liverpool Street. The internal accommodation comprises lounge, dining room which provides access to the rear garden, fitted kitchen, ground floor cloakroom, three well appointed bedrooms with an En-suite to master, and a family bathroom. Outside the property is further enhanced by having a well maintained rear garden, single garage and off street parking. Offered for sale with no onward chain, an early internal viewing is strongly advised....



# Property Details.

## Entrance Hall

Radiator, stairs to first floor, doors off to:

## Cloakroom

Low level WC, wash hand basin, radiator, tiled flooring. with this property. Please refer to the sales office for further information.

## Lounge



Double glazed window to the front, radiator, wood style flooring, access to;

## Dining Room



10' 0" x 8' 10" (3.05m x 2.69m) Double glazed patio doors to the rear, radiator, doorway to;

## Kitchen



9' 11" x 7' 4" (3.02m x 2.24m) Double glazed window to the rear, 1 1/2 bowl single sink drainer and mixer tap with cupboard beneath plus additional wall and base units, splashback tiling, built in oven, hob and extractor, integral fridge/freezer, space for washing machine, door to hallway.

## First Floor Landing

Loft access, radiator, doors off to:

## Bedroom One



12' 9" x 13' 9" (3.89m x 4.19m) recess  
Double glazed window, radiator, door to:

# Property Details.

## En-suite



Obscure double glazed window, shower cubicle, low level WC and recess wash hand basin.

## Family Bathroom



Three piece suite comprising bath with mixer tap/shower attachment, low level WC, wash hand basin, part tiled walls, radiator.

## Bedroom Two



11' 5" x 10' 3" (3.48m x 3.12m) Double glazed window, radiator.

## Rear Garden



To the rear of the property is a paved patio area with the remainder of the garden laid to lawn with plants and shrubs, mainly fence borders, rear access gate leading to garage and parking

## Bedroom Three



9' 2" x 6' 0" (2.79m x 1.83m) Double glazed window, radiator.

## Garage

Up and over door

## Parking

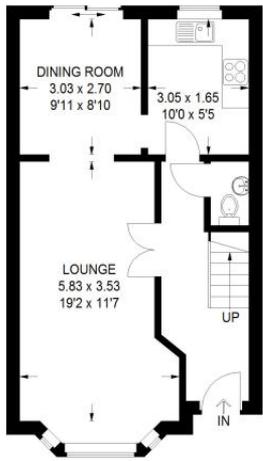
Off road parking to front of garage

# Property Details.

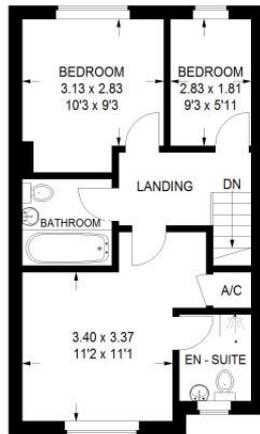
## Floorplans

### Nottage Crescent

Approximate Gross Internal Area  
92.5 sq m / 996 sq ft



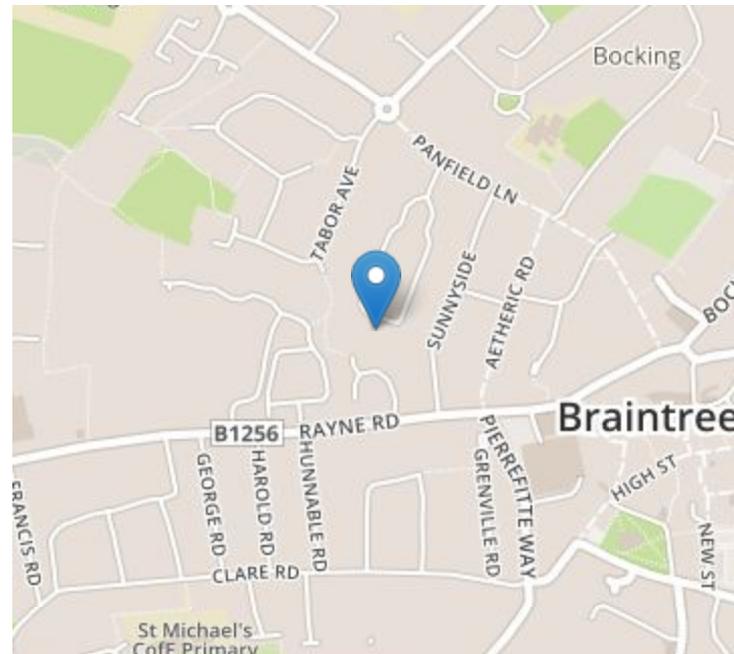
Ground Floor = 47.1 sq m / 507 sq ft



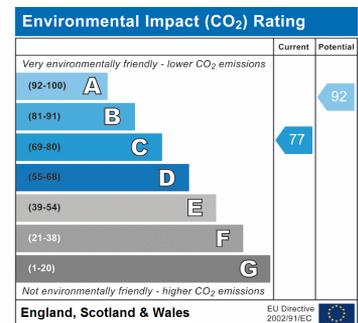
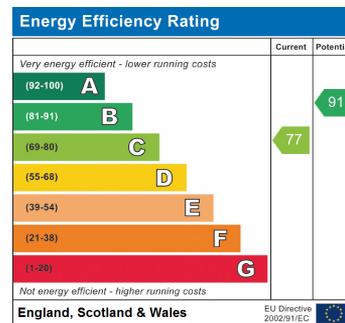
First Floor = 45.4 sq m / 489 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

## 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.