



Offers Over £325,000

Freehold | 2 Bed | 1 Bath | House | End of Terrace | Council Tax Band C | EPC B | Ref NBC230346

Crab Apple Drive Black Notley CM77 8FW

Situated in a quiet cul de sac position, a stone's throw from the amenities of Great Notley Garden Village and the A120/M11 corridor, is this Two Double Bedroom, Modern and Contemporary Home. The property boasts from being immaculately presented throughout and benefits from a four piece family bathroom suite, south facing rear garden and off-street parking on a block paved driveway for two vehicles.

- Two Double Bedroom Family Home
- Ideal First Time Purchase
- Off-Street Parking for Two Vehicles
- Open Plan Kitchen/Dining/Living Room
- Modern and Contemporary Throughout
- South Facing Rear Garden
- Sought After Development off London Road
- Convenient Access to A120/M11 Corridor
- Walking Distance to Local Amenities and Schooling



Scan the QR code for full details and key information on this property.





Beresfords - Braintree Sales

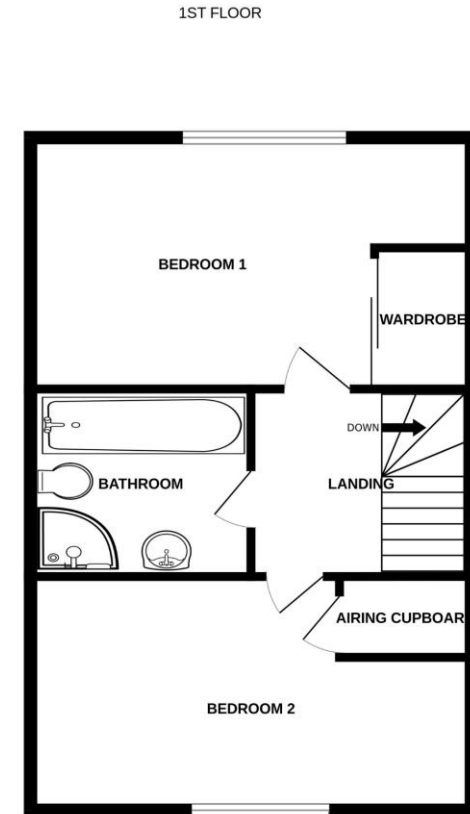
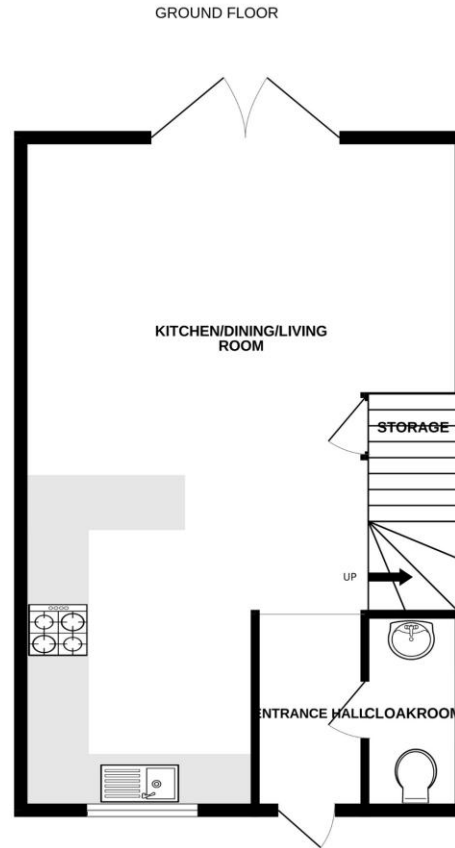
Beresfords Residential
74a High Street
Braintree
Essex
CM7 1JP

T: 01376 348 444

E: braintreesalesdept@beresfords.co.uk

www.beresfords.co.uk

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Room Measurements:

Entrance Hall

Cloakroom 6'2" x 3'8" (1.88m x 1.12m)

Kitchen/Dining/Living Room 26'1" x 14'4" (7.95m x 4.37m)

First Floor Landing

Bedroom One 14'4" x 9'9" (4.37m x 2.97m)

Bedroom Two 14'4" x 9'5" (4.37m x 2.87m)

Four Piece Family Bathroom Suite 7'7" x 6'7" (2.3m x 2m)

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2023

Our established contacts mean that we can recommend professional local conveyancers to buyers. If we do, we may receive a referral fee of up to £250 from the company we recommend.

Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: Every effort has been made to ensure that consumers and or businesses are treated fairly and provided with accurate material information as required by law. It must be noted however that the agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within the ownership of the seller or landlord, therefore the buyer or tenant must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify the legal status of the property. A buyer or tenant must assume information is incorrect until it has been verified by their own solicitors or other advisers. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from any image of the property