



3 GOSS HOUSE FOUNDRY WAY, BRAINTREE CM77

OFFERS IN EXCESS OF £220,000

2 Bedrooms | 1 Bathrooms | 1 Reception

**** CALLING ALL FIRST TIME BUYERS **** Nestled within the centre of the highly sought after village of Rayne, within close reach of nearby village amenities, this **OVERLY SPACIOUS** first floor apartment offers an excellent first time purchase opportunity or buy to let investment, presented in **EXCELLENT ORDER** throughout, with a generous Lounge//Diner, together with separate Kitchen, two **DOUBLE BEDROOMS**, and Bathroom. Furthermore the property offers **TWO CAR PORT** parking spaces, making this an attractive purchase for anyone seeking their first step onto the housing ladder. Early viewing is highly advised in order to appreciate the accommodation on offer.



Entrance Hall

Carpet flooring, storage cupboard, doors to;

Lounge/ Diner 19'1" x 11'6" (5.82 x 3.52)

Carpet flooring, two radiators, two double glazed windows to front & side, dining area.

Kitchen 10'0" x 6'5" (3.07 x 1.97)

High gloss wall & base units with edged work surfaces, stainless steel sink, integral fridge/freezer, oven, four ring ceramic hob, extractor, space for washing machine, radiator.

Bedroom One 12'2" x 10'3" (3.71 x 3.13)

Carpet flooring, double glazed window to front, radiator.

Bedroom Two 12'2" x 8'6" (3.73 x 2.61)

Carpet flooring, radiator, double glazed window to front.

Bathroom

Shower over bath, pedestal hand wash basin, WC, chrome radiator, obscure double glazed window to rear.

Carport

Carport with two spaces.

NOTES

This property is available LEASEHOLD.

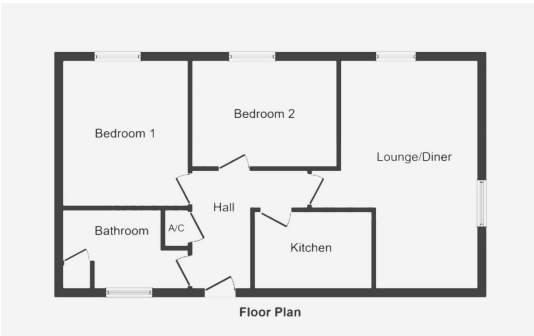
We are advised the property commands a Ground Rent of £125/annum and Service Charge of £214.76/month with 184 years unexpired remaining on lease.

Note: Branocs Estates have not had sight of the lease itself, and so the above should be verified by any intending purchasers conveyancer prior to purchase.

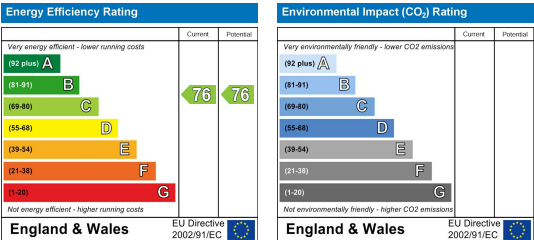
Area Map



Floor Plans



Energy Efficiency Graph



Branocs endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



Phone: 01376 386555
Email: info@branocsestates.co.uk
Website: www.branocsestates.co.uk

Phoenix House 5 New Street
Braintree
Essex
CM7 1ER

