

for sale

offers in excess of **£325,000**



Rayne Road Braintree CM7 2QE

This three bedroom semi-detached family home is the perfect blend of comfort and style. It is well presented throughout, making it move-in ready for any family.



Entrance Hall

Stairs leading to the first floor, radiator.

Cloakroom

Low level WC, hand wash basin, double glazed window to the side aspect.

Living Room

15' 1" into bay window x 12' 7" (4.60m into bay window x 3.84m)
Double glazed bay window to the front aspect, radiator.

Dining Room

14' 1" x 10' 2" (4.29m x 3.10m)

Double glazed french doors to the rear aspect, radiator.

Kitchen

11' 3" x 7' 3" (3.43m x 2.21m)

Inset stainless steel sink unit one and a half bowl with right hand drainer with cupboard under, working surfaces to the side with a matching range of wall mounted units with further drawers and cupboards under, built in stainless steel oven, hob and extractor fan, space for washing machine, space for fridge-freezer, double glazed window to the rear aspect.

Conservatory

15' 4" x 10' 7" (4.67m x 3.23m)

Double glazed french doors to the rear aspect, double glazed windows to the side and rear aspect, double glazed door to the side aspect, radiator.



First Floor Landing

Loft access

Bedroom One

12' 7" x 12' 3" (3.84m x 3.73m)

Double glazed window to the front aspect with fitted blinds, radiator, storage cupboard.

Bedroom Two

14' 3" x 10' 3" (4.34m x 3.12m)

Double glazed window to the rear aspect, radiator.

Bedroom Three

11' 1" x 7' 4" (3.38m x 2.24m)

Double glazed window to the rear aspect, radiator.

Family Bathroom

Low level WC, pedestal hand wash basin, paneled bath with shower unit above, radiator, downlighters, double glazed window to the front aspect.

Rear Garden

Commences with a paved patio area with the remainder of the garden laid to lawn, flower and tree borders, gate to the side, tap, shed to remain.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref: BRT307940 - 0004

Tenure: Freehold

EPC Rating: C

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