



## NEW ROAD, RAYNE

OFFERS IN EXCESS OF – £305,000

- 2 BEDROOM END OF TERRACE
- LIVING ROOM WITH FEATURE FIREPLACE
- KITCHEN WITH DOOR TO REAR GARDEN
- BUILT-IN STORAGE TO PRINCIPAL BEDROOM
- THREE PIECE FAMILY BATHROOM
- OFF-STREET PARKING FOR 2 VEHICLES
- SOUTH-FACING REAR GARDEN APPROXIMATELY 100FT IN LENGTH
- SUMMERHOUSE AND STORAGE SHED TO REAR GARDEN
- 2 MILES FROM BRAINTREE TOWN



We are pleased to offer the chance to purchase this 2 bedroom end-of-terrace property which comprises of a living room with feature fireplace, kitchen with door leading to rear garden, built-in wardrobe to the principal bedroom, a second bedroom and a three piece family bathroom. Externally, there is a shingle driveway supplying off-street parking for 2 vehicles, and there is a south-facing rear garden which is approximately 100ft in length, laid primarily to lawn and enjoys a shingle area to side, a summerhouse and storage shed.







With timber and glazed front door opening into:

#### **Entrance Porch**

With windows to both sides, wall mounted radiator, lighting, wood effect laminate flooring, door opening into:

#### **Living Room 12'6" x 11'0"**

With window to front, ceiling lighting, wall mounted radiator, TV and power points, feature brick fireplace with oak timber mantle piece with wood burning stove and back boiler behind, wood effect laminate flooring, opening through to:

#### **Kitchen 12'6" x 10'0"**

Comprising an array of eye and base level cupboards and drawers with complimentary walnut block effect rolled worksurface and tiled splashback, single bowl single drainer porcelain sink unit with mixer tap, 4-ring electric hob with oven under and stainless steel extractor fan above, recess power and plumbing for washing machine, integrated dishwasher, recess and power for large fridge-freezer, understairs breakfast bar, obscure door to rear garden and further window overlooking south-facing rear garden, tile effect linoleum flooring, ceiling lighting, array of power points, stairs rising to first floor landing.

#### **First Floor Landing**

With ceiling lighting, wall mounted fuseboard and electric meter, fitted carpet, access to loft that has boarding lighting and ladder, doors to rooms.

#### **Bedroom 1 – 11'0" x 10'4"**

With window to front, ceiling lighting, wall mounted radiator, power points, fitted carpet, built-in wardrobes with hanging rail and shelving, further airing cupboard housing hot water cylinder and shelving.

#### **Bedroom 2 – 10'0" x 4'5"**

With window overlooking rear garden, ceiling lighting, wall mounted radiator, power points, wood effect laminate flooring.

#### **Family Bathroom**

Comprising a three piece suite of panel enclosed bath with twin taps, wall mounted shower over, tiled surround with glazed shower screen, vanity mounted wash hand basin with mixer tap, half-tiled surround, close coupled WC, wall mounted chromium heated towel rail, inset ceiling downlighting, extractor fan, obscure window to rear, over stairs storage cupboard, tile effect linoleum flooring.



# OUTSIDE

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## The Front

The front of the property is approached via a shingle driveway supplying off-street parking for 2 vehicles, with personnel gate leading to:

## South-Facing Rear Garden

Approximately 100ft in length laid primarily to lawn with shingle area to side of the property, ideal for additional storage, outside lighting, water and power points can also be found, pathway leading to timber summerhouse with power and lighting within, further pathway to the rear of the garden where there is a timber storage shed with power and lighting, all retained by close boarded fencing.



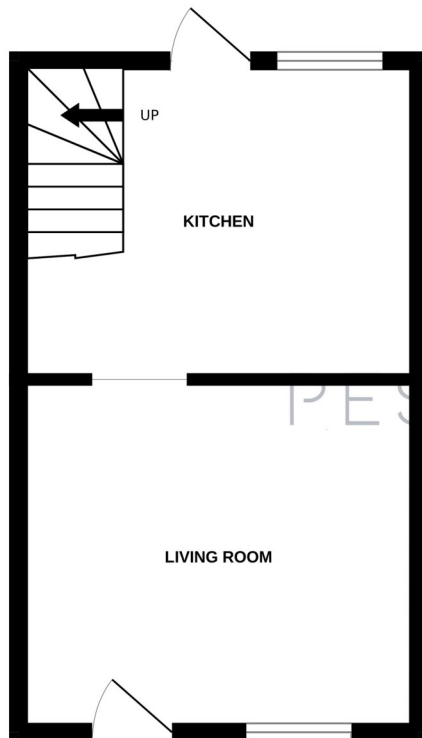
# DETAILS

EPC

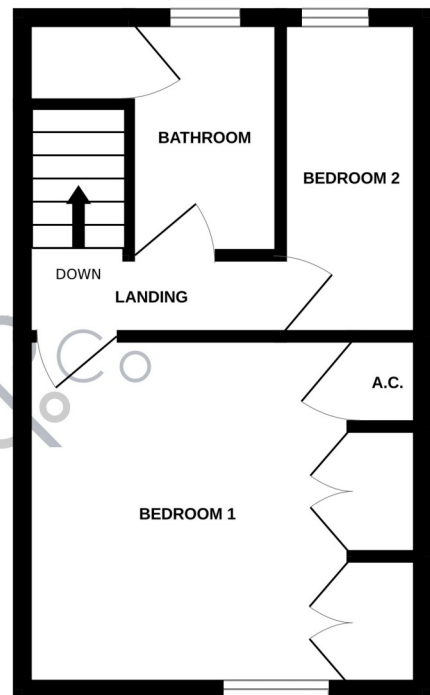
TO FOLLOW...

## FLOOR PLAN

GROUND FLOOR  
262 sq.ft. (24.4 sq.m.) approx.



1ST FLOOR  
262 sq.ft. (24.4 sq.m.) approx.



TOTAL FLOOR AREA : 525 sq.ft. (48.8 sq.m.) approx.

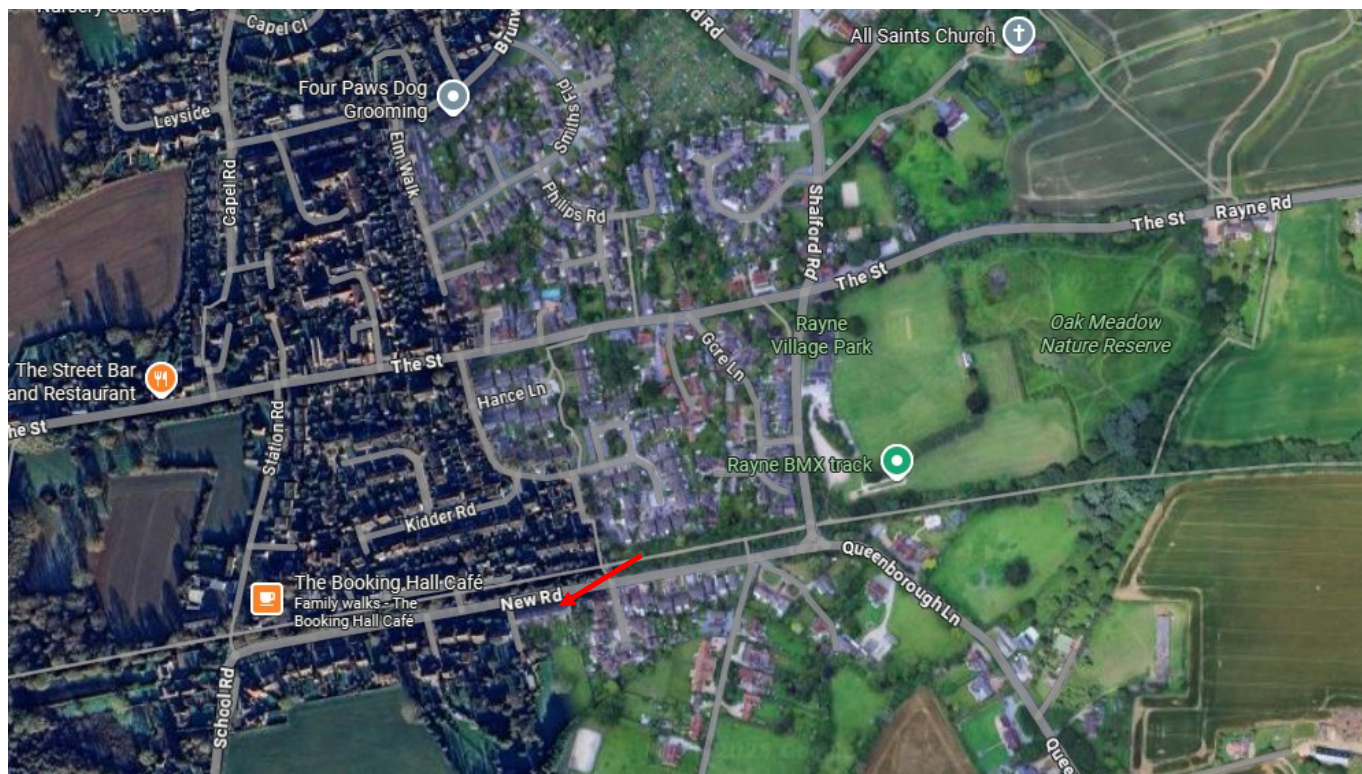
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
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# GENERAL REMARKS & STIPULATIONS

**New Road** is located in the village of Rayne and approximately 2 miles from Braintree town that offers access to local shops, restaurant's and all of your day to day needs. The A120 close by gives quick and easy access to M11 and Bishop's Stortford beyond, which of course benefits from London Stansted International Airport that also supplies mainline railway links to London Liverpool Street Station.

## DIRECTIONS



## FULL PROPERTY ADDRESS

13 New Road, Rayne, Braintree, Essex, CM77 6TG

## COUNCIL TAX BAND

Band B

## SERVICES

Gas fired central heating, mains drainage and water

## LOCAL AUTHORITY

Braintree District Council, Causeway House, Bocking End, Braintree CM7 9HB

**AGENTS NOTE:** We believe the information supplied in this brochure is accurate as of the date 13/09/2025. The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.

# PESTELL & Co

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