

Vaughan Close, Rayne, Braintree, CM77 6TW



## welcome to

# Vaughan Close, Rayne, Braintree

GUIDE PRICE £350,000-£375,000

Located on a private walkway in the popular village of Rayne is this semi-detached four bedroom property. The property has recently been refurbished and is in excellent condition throughout.

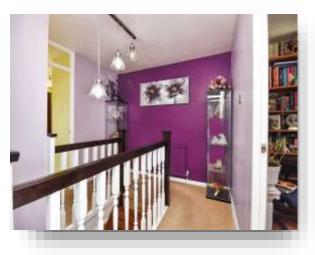












#### **Entrance Hall**

Double glazed door to side, double glazed window to front, laminate flooring, doors leading to;

#### Cloakroom

Opaque double glazed window to front, low level WC, wash hand basin., wood effect laminate flooring.

#### Lounge

17' x 16' 9" ( $5.18m \times 5.11m$ ) Double glazed window to front aspect, radiator, feature fireplace with inset multi-fuel burner, stairs to first floor, under stairs cupboard, wood laminate flooring.

#### Kitchen / Diner

17' x 12' 4" ( 5.18m x 3.76m )

Double glazed window to rear aspect, range of matching wall and eye level units with roll edged work surface over incorporating one a half sink drainer with hot and cold mixer taps, built in oven, induction hob with extractor fan, space for American style fridge freezer, dishwasher and washing machine, storage cupboard, breakfast far, laminate flooring. Double glazed door to side.

#### Conservatory

9' 2" x 8' 1" ( 2.79m x 2.46m ) Double glazed windows to front and side aspect, double glazed door to side, laminate flooring.

#### **First Floor Landing**

Loft access, doors leading to

#### **Bedroom One**

13' 6" x 10' (  $4.11m\ x\ 3.05m$  ) Double glazed window to front aspect, radiator, laminate flooring.

#### **Bedroom Two**

9' 6" x 8' 2" (  $2.90m\ x\ 2.49m$  ) Double glazed window to rear aspect, built in wardrobe, radiator, laminate flooring

#### **Bedroom Three**

 $8^{\circ}\,8^{\circ}\,x\,8^{\circ}\,6^{\circ}$  (  $2.64m\,x\,2.59m$  ) Double glazed window to rear aspect, built in wardrobe, radiator, carpets,

#### **Bedroom Four**

 $8^{\circ}$  5" x 6' 8" ( 2.57m x 2.03m ) Double glazed window to rear aspect, built in wardrobe, radiator, carpets.

#### Shower Room

Obscure double glazed window to side aspect, enclosed shower unit, inset low level WC, vanity hand wash basin with tiled splashbacks, extractor fan, heated towel rail, storage cupboard, tiled flooring.

#### Rear Garden

Commences with a paved patio area with the remainder laid to lawn and enclosed by panel fencing. Outside tap and side access.

#### Studio / Workshop

Timber studio / workshop with lights and power connected.

### Parking & Garage

Garage en-bloc with parking to front with an additional parking space.





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# Vaughan Close, Rayne Braintree

- Four Bedroom Semi Detached House
- Sought After Village of Rayne
- Refitted Kitchen / Diner
- Two Reception Rooms
- Ground Floor Cloakroom

Tenure: Freehold EPC Rating: D

guide price

£350,000



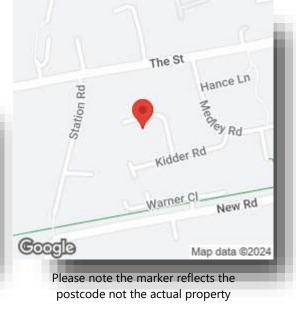
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Property Ref:

BTR108295 - 0005

would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we

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