



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 x 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' 8" x 8' 6" (2.64m x 2.59m)

Double glazed window to rear aspect, built in wardrobe, radiator, carpets,

Bedroom Four

8' 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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welcome to

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



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

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Property Ref:
BTR108295 - 0005

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