

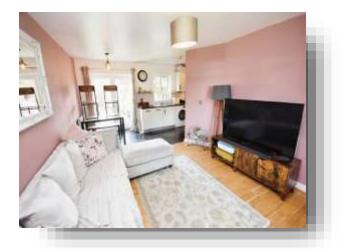
Granary Halt, Rayne, Braintree, CM77 6AB

welcome to

Granary Halt, Rayne, Braintree

GUIDE PRICE £290,000-£310,000 William H Brown are pleased to offer this two-bedroom house situated in one the most sought after locations in the village of Rayne at the end of a quiet cul-de-sac and adjacent to the disused Flitch Way Railway Line and Cafe with good access to the A120













Hallway

Stairs to first floor. Door leading to

Cloakroom

Irregular Shaped Room 6' 2" x 5' 2" (1.88m x 1.57m) Low level WC. Wall mounted hand wash basin. Radiator. Tiled flooring.

Lounge / Kitchen

Irregular Shaped Room 19' 3" x 15' 7" (5.87m x 4.75m)

Double glazed window to front aspect. Double glazed French doors to rear garden. Radiator. Pendant lighting. Range of base and eye level units with work surface over incorporating a one and a half stainless steel sink drainer with hot and cold mixer tap. Integrated oven with four ring gas hob and overhead extractor fan. Integrated microwave. Integrated fridge / freezer. Plumbing and space for washing machine. Inset spot lights.

Landing

Bedroom One

11' 1" x 8' 8" (3.38m x 2.64m)

Double glazed window to rear aspect. Pendant lighting. Radiator. Carpets.

Bedroom Two

10' 8" x 6' 5" (3.25m x 1.96m)

Double glazed window to front aspect. Pendant lighting. Radiator. Carpets.

Bathroom

Irregular Shaped Room 9' 8" x 5' 6" (2.95m x 1.68m)

Double glazed window to front aspect. Side panel bath with hot and cold mixer tap. Wall mounted hand wash basin. Low level WC. Shower cubicle. Heated towel rail.

Garden

Low maintenance rear garden with artificial lawn and enclosed by panel fencing.

Parking

Two allocated parking spaces.





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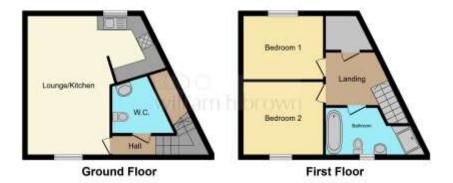
Granary Halt, Rayne, Braintree

- Two Bedroom House
- Sough After Location of Rayne
- Adjacent to The Flitch Way
- Two Allocated Parking Spaces
- Low Maintenance Rear Garden

Tenure: Freehold EPC Rating: C

guide price

£290,000 - £310,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any researcements, floor areas chinkeling any total floor areas, apexings, and orientation are approximate. No details are guaranteed, they cannot be refer upon to any outpose one they do not form part of any agreement. No labelity is basen for any error, ornascen or insuspensent. A party result in the party first point is lower inspections). Presented by work-floorigations.







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Property Ref: BTR108951 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we 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.





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