



**Rayne Road, Braintree, CM7 2QS**

**welcome to**

**Rayne Road, Braintree**

William H Brown are pleased to offer this two bedroom terraced house situated in a convenient location of Braintree Town Centre and good access to the A120.



## **Lounge**

11' 7" x 12' 4" ( 3.53m x 3.76m )

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

## **Dining Room**

12' 1" + recess x 9' 7" + recess ( 3.68m + recess x 2.92m + recess )

Double glazed window to rear aspect. Radiator. Stairs to first floor. Under stairs cupboard.

## **Kitchen**

9' 4" x 8' ( 2.84m x 2.44m )

Double glazed window to side aspect. Door to side aspect. Range of base and eye level units incorporating a sink drainer with hot and cold mixer taps. Space for cooker and fridge freezer.

## **Landing**

Storage cupboard. Loft access.

## **Bedroom One**

11' 3" x 11' 7" ( 3.43m x 3.53m )

Double glazed window to front aspect. Radiator.

## **Bedroom Two**

12' 4" x 7' ( 3.76m x 2.13m )

Double glazed window to rear aspect. Radiator.

## **Bathroom**

Obscure double glazed window to side aspect. Pedestal hand wash basin. Low level WC. Corner bath with shower. Heated towel rail. Cupboard.

## **Garden**

Commencing with patio area and remainder laid to lawn. Shed. Enclosed by panel fencing.



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## Rayne Road, Braintree

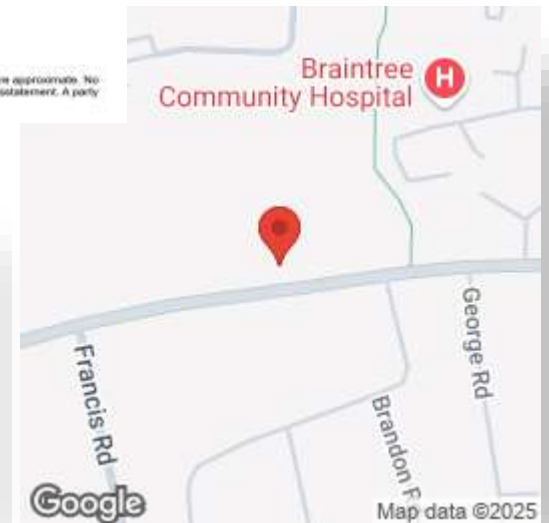
- Two Bedroom House
- Double Glazing
- Gas Central Heating
- Rear Garden
- Convenient Location to Braintree Town Centre

Tenure: Freehold EPC Rating: Exempt

**£230,000**



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.localagent.com



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Property Ref:  
BTR109022 - 0005

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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