



**Capel Road, Rayne, Braintree, CM77 6BZ**

**welcome to**

**Capel Road, Rayne, Braintree**

**\*\* GUIDE PRICE £290,000 - £300,000 \*\*** William h Brown are pleased to offer this spacious three-bedroom semi-detached family home in the heart of the Village of Rayne and walking distance to local Pubs, Shop, Café, Primary School and within easy reach of the A120.



### **Hallway**

Stairs to first floor. Radiator.

### **Kitchen**

9' 9" x 11' ( 2.97m x 3.35m )

Range of base and eye level units with work surface over incorporating a stainless steel sink drainer. Space of appliances.

Space and plumbing for washing machine. Extractor fan.

### **Rear Lobby**

Obscure double glazed window to side aspect. Obscure door to rear garden.

### **Ground Floor Wc**

Obscure double glazed window to rear aspect. Low level WC. Hand wash basin.

### **Dining Room**

8' 8" x 10' 5" ( 2.64m x 3.17m )

Window to rear aspect. Radiator.

### **Lounge**

11' 2" x 13' 3" ( 3.40m x 4.04m )

Double glazed window to front aspect. Radiator. Back boiler.

### **Landing**

Loft access. Airing cupboard. Doors leading to

### **Bedroom One**

13' x 8' 7" ( 3.96m x 2.62m )

Double glazed window to rear aspect. Radiator. Built in wardrobe.

### **Bedroom Two**

11' 1" x 8' 6" ( 3.38m x 2.59m )

Double glazed window to front aspect. Radiator. Built in double wardrobe.

### **Bedroom Three**

7' 7" x 8' ( 2.31m x 2.44m )

Double glazed window to front aspect. Radiator. Built in cupboard.

### **Shower Room**

Obscure double glazed window to rear aspect. Pedestal hand wash basin. Low level WC. Heated towel rail. Walk in double shower cubicle.

### **Garden**

Large patio seating area. Lawn. Shed. Greenhouse. Enclosed by panel fencing.



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## Capel Road, Rayne, Braintree

- Three Bedroom Semi-Detached House
- Sought After Village of Rayne
- Double Glazing
- Gas Central Heating
- Walking Distance to Shops & Primary School

Tenure: Freehold EPC Rating: D

guide price

**£290,000 - £300,000**



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.flooragent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BTR109453 - 0004

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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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