HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Capel Road

Freehold
Tax Band: C

Braintree, CM77 6BZ

Offers Over £315,000

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Boasting an UNOVERLOOKED REAR GARDEN and a SPACIOUS, MODERN KITCHEN DINER is this well presented semi detached home. Further offering a spacious living room & CONSERVATORY, entrance hall & d/stairs cloakroom, THREE GOOD-SIZED BEDROOMS, refitted family bathroom, GARAGE (in block) & driveway parking for two vehicles, plus potential to extend further. Tucked away in a QUIET CUL-DE-SAC location within the highly regarded village of Rayne, just a short walk to local shops/amenities, Primary School and bus routes. Convenient access to Braintree Town Centre/Station, A120/M11, Felsted & Chelmsford. Internal viewings highly advised. Contact Rayne's leading local property experts, Hamilton Piers, to view!

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GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:
Secure main entrance door leading into porch, obscured double glazed window to the left, leading to hallway, downstairs cloakroom & living room.

CLOAKROOM:
Low level WC, hand basin, window to front.

LOUNGE:
15' x 12' max (4.57m x 3.66m max)
Double glazed bay fronted window, radiator, door leading to kitchen/diner & conservatory.

KITCHEN / DINER:
15'11 x 9'9 max (4.85m x 2.97m max)
Series of matching base and wall units, worktops, 1 1/2 sink with drainer and mixer taps, space for oven, washing machine, tumble dryer, slimline dishwasher & American fridge freezer. Wall mounted combi boiler, sliding doors leading to conservatory.

CONSERVATORY:
Part brick and part UPVC construction, french doors onto rear garden.

BEDROOM ONE:
11' x 8'11 (3.35m x 2.72m)
Window to front, built in wardrobe, radiator.

BEDROOM TWO:
9' x 7' (2.74m x 2.13m)
Window to rear, built in wardrobe, radiator

BEDROOM THREE:
9' x 6' (2.74m x 1.83m)
Window to front, storage cupboard, radiator.

FAMILY BATHROOM:
Panelled bath with central mixer tap and shower attachment, low level WC, inset wash hand basin, towel radiator, extractor fan.

EXTERIOR:

REAR GARDEN:
Unverlooked and generously sized rear garden, enclosed by fencing and comprising patio area with remainder mainly laid to lawn, gated side access.

GARAGE, DRIVEWAY & PARKING:
Garage En Bloc, driveway parking for two vehicles with potential to extend further.

AGENTS NOTES:
Council Tax Band C

For further information regarding this property, please contact Hamilton Piers.

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All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

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