



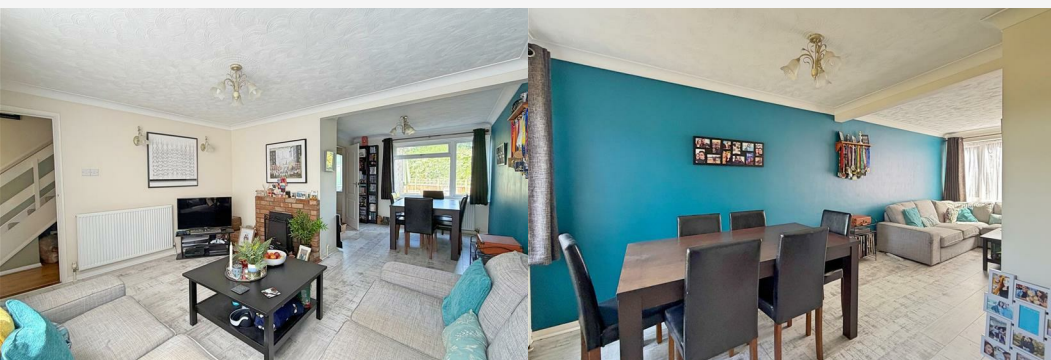
44 CAPEL ROAD, BRAINTREE CM77

OFFERS IN EXCESS OF £300,000

3 Bedrooms | 1 Bathrooms | 2 Receptions

**** CALLING ALL FIRST TIME BUYERS **** Nestled within the picturesque village of Rayne, and backing onto open farmland, this superbly spacious THREE bedroom semi-detached family home offers a peaceful position away from the main road, with great potential for both first time buyers and home movers alike. Internally the property is well presented and benefits from a dual aspect LOUNGE/DINER, spacious Kitchen, ground floor WC and rear Lobby, whilst offering three well proportioned bedrooms in addition to the family Bathroom. The rear garden is a highlight, with uninterrupted rear views across open fields, and space for all the family to enjoy on warm summer evenings. Situated within walking distance of village amenities, as well as desirable nearby pubs and restaurants, this location has so much to be desired, and early viewing is highly advised in order to appreciate the superb opportunity on offer.

**** Guide Price £300,000 - £315,000 ****



GROUND FLOOR

Entrance Hall

Laminate flooring, radiator, doors to;

Living Room 13’4” x 11’4” (4.07 x 3.46)

Laminate flooring, radiator, double glazed window to front, open fireplace, opening to;

Dining Room 11’1” x 8’10” (3.39 x 2.70)

Laminate flooring, radiator, double glazed window to rear, door to;

Kitchen 9’10” x 10’5” (3.01 x 3.20)

Laminate flooring, double glazed window to rear, larder unit, radiator, wall & base level units with roll edge work surfaces, integral double oven, spaces for fridge & washing machine, four ring gas hob, inset sink with mixer tap, door to rear lobby, door to garden.

Cloakroom

Obscure window to rear, hand wash basin, WC, radiator.

FIRST FLOOR

Landing

Carpet flooring, airing cupboard, loft access, doors to;

Bedroom One 13’1” x 9’4” (4.00 x 2.85)

Carpet flooring, double glazed window to rear, fitted wardrobe, radiator.

Bedroom Two 11’4” x 8’0” (3.47 x 2.44)

Laminate flooring, radiator, double glazed window to front, fitted wardrobe.

Bedroom Three 8’4” x 7’8” (2.55 x 2.36)

Carpet flooring, radiator, double glazed window to front.

Bathroom

Vinyl flooring, walk in double shower enclosure, pedestal hand wash basin, WC, obscure window to rear, heated towel radiator.

EXTERIOR

Front Of Property

Path to front entrance.

Rear Garden

Garden backing onto open fields, block paved patio area, garden laid to lawn with brick outbuilding.

Area Map

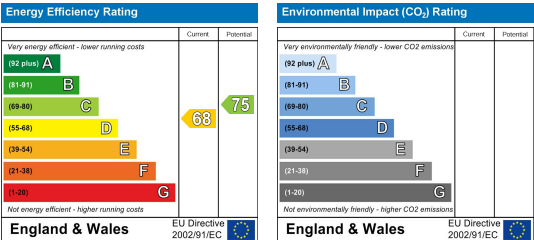


Floor Plans



© Essex EPCs
This floor plan is not to scale and is for illustrative purposes only.
We make no guarantee, warranty or representation as to its accuracy and completeness.

Energy Efficiency Graph



Branocs endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



Phone: 01376 386555
Email: info@branocsestates.co.uk
Website: www.branocsestates.co.uk

Phoenix House 5 New Street
Braintree
Essex
CM7 1ER

