

Rye Grass Way, Braintree, CM7 1GL

william h brown

welcome to

Rye Grass Way, Braintree

GUIDE PRICE £350,000 - £375,000 William H Brown are delighted to present this beautifully maintained three-bedroom semi-detached family home, situated within a peaceful cul-de-sac and just a short walk from Braintree Town Centre, Railway Station and the popular Freeport Shopping Village.













Hallway
Stairs leading to first floor. Laminate flooring. Doors leading to:-

Ground Floor Cloakroom
Obscure double glazed window. Low level WC. Vanity hand wash basin. Radiator.

Lounge
11' 8" x 15' 2" (3.56m x 4.62m)
Double glazed windows. Radiator. Laminate flooring. Inset spotlights.

Kitchen / Diner
8' 7" x 18' 5" (2.62m x 5.61m)
Double glazed window. Double glazed French doors to rear garden. Inset spotlights. Laminate flooring. Radiator. Range of matching base and eye level units with work surface over incorporating an inset sink with hot and cold mixer tap. Plumbing and space for range cooker. Overhead extractor fan. Integrated appliances. Wall mounted boiler.

Landing
Loft access. Doors leading to:-

Bedroom One
9' 10" + recess x 11' 10" (3.00m + recess x 3.61m)
Double glazed window. Radiator. Laminate flooring. Built in wardrobes.

Bedroom Two
10' 11" x 11' 11" (3.33m x 3.63m)
Double glazed window. Radiator. Laminate flooring

Bedroom Three
11' 10" x 8' 2" max (3.61m x 2.49m max)
. Storage cupboard.

Bathroom
6' 3" x 7' 10" (1.91m x 2.39m)
Obscure double glazed window. Side panel bath with hot and cold mixer tap and shower attachment. Low level WC. Vanity hand wash basin. Heated towel rail. Tiled flooring. Fully tiled walls.

Garden
Commencing with a paved patio seating area and remainder laid to lawn. An array of mature trees and shrubs. Shed. Enclosed by panel fencing. Side access gate.

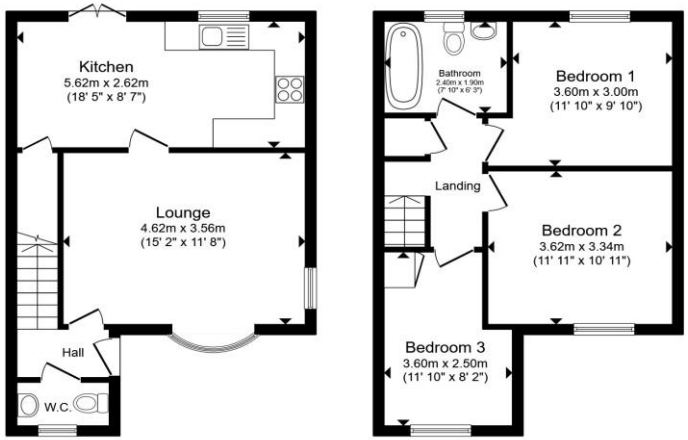
Parking
Driveway providing off street parking for two cars.

welcome to

Rye Grass Way, Braintree

- Walking Distance to Freeport Shopping Village & Station
- Double Width Driveway
- Enclosed Rear Garden
- Three Bedrooms
- Semi Detached Family Home

Tenure: Freehold EPC Rating: C
Council Tax Band: C



guide price

£350,000 - £375,000

Total floor area 80.2 m² (864 sq.ft.) approx
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.propertybox.io









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The Property Ombudsman

Property Ref:
BTR110678 - 0004

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