



47 GILDA TERRACE RAYNE ROAD, BRAINTREE CM77

OFFERS IN EXCESS OF £275,000

2 Bedrooms | 1 Bathrooms | 1 Reception

**** GREAT SIZED SOUTH FACING GARDEN **** Nestled between the popular village of Rayne, but within walking distance of Braintree Town Centre and Station, this well presented two bedroom END-TERRACED home enjoys larger than average living space, with generous off street parking directly to the rear of the property. Offering a spacious Kitchen/Diner, with scope to extend at the rear (STPP), two DOUBLE BEDROOMS, and a family bathroom, the property itself makes for an ideal FIRST TIME BUY. With a spacious enclosed rear garden with OUTBUILDING to remain, the house enjoys field views to the front and rear. Viewing highly advised.



Front of Property

Landscaped front garden with stone shingled frontage with path to front entrance door. Side access leading to rear garden.

Entrance Hall

Carpet flooring, radiator obscure double glazed window to side, stairs rising to first floor.

Living Room 10'11" x 12'8" (3.337 x 3.870)

Carpet flooring, double glazed window to front, radiator, feature electric fireplace. TV point, door leading to;

Kitchen/Diner 15'8" x 9'6" (4.782 x 2.915)

Vinyl flooring. under-stair storage cupboard, radiator, door leading to rear garden, double glazed window to rear, wall & base units with roll top work surface, spaces for freestanding cooker, fridge freezer, dishwasher & washing machine, sink & drainer with mixer tap.

FIRST FLOOR

Landing

Carpet flooring, obscure double glazed window to side, doors to;

Bedroom One 15'8" x 10'11" (4.795 x 3.333)

Carpet flooring, radiator, feature fireplace, double glazed window to front.

Bedroom Two 9'7" x 9'1" (2.924 x 2.792)

Carpet flooring, radiator, double glazed window to rear, loft access.

Bathroom

Laminate flooring, bath with shower over, hand was basin inset to vanity unit, WC, heated towel rail, extractor, double glazed window to rear.

Rear of Property

Commencing with a paved patio area, then onto good sized rear garden laid to lawn, with outbuilding to remain. With a south facing rear aspect and scope to extend (STPP), there is a path to the rear access gate where off road parking for three vehicles can be found.

Parking

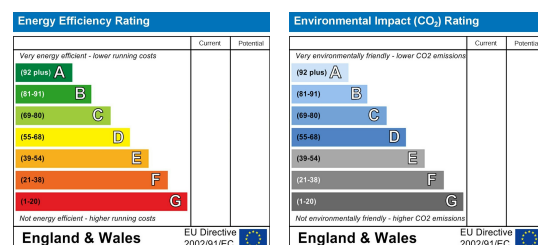
Off road parking for 2/3 vehicles located directly at the rear of the property.

Area Map



Floor Plans

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.



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