HAMILTON PIERS

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School Road

Rayne, Braintree, CM77 6ST

Asking Price £400,000

5 2 3 E

Boasting NO ONWARD CHAIN with vacant possession, masses of POTENTIAL TO EXTEND (stpp) and a 100ft UNOVERLOOKED rear garden is this five bedroom semi-detached property. Offering THREE reception rooms, driveway parking and set in a much sought after SEMI-RURAL location, on the edge of Rayne.

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The accommodation, with approximate room sizes, is as follows:

GROUND FLOOR ACCOMMODATION:-

ENTRANCE HALL:
Stairs to first floor, carpeted flooring, smooth ceiling.

LOUNGE:
12'05 x 10'11 (3.78m x 3.33m)
Double glazed window to front aspect, fireplace with open fire, radiator, carpeted flooring, smooth ceiling.

DINING ROOM:
12'00 x 8'09 (3.66m x 2.67m)
Double glazed window to front aspect, radiator, carpeted flooring, textured ceiling, sliding doors to family room.

FAMILY ROOM:
11'06 x 11'11 (3.51m x 3.63m)
Double glazed window to rear and side aspects, radiator, carpeted flooring, textured ceiling.

KITCHEN:
15'02 x 9'09 (4.62m x 2.97m)
Double glazed window to rear aspect, matching wall and base units with roll top work surfaces, two bowl sinks with central mixer taps, built-in double oven, electric hob, extractor hood, space for fridge/freezer and dishwasher, oil fired boiler, laminate wood flooring, smooth ceiling.

UTILITY ROOM:
Window to side aspect, matching wall and base units, space for washing machine, laminate wood flooring, textured ceiling.

FIRST FLOOR ACCOMMODATION:-

LANDING:
Loft access, carpeted flooring, smooth ceiling

MASTER BEDROOM:
12'05 x 8'10 (3.78m x 2.69m)
Double glazed window to front aspect, radiator, carpeted flooring, smooth ceiling

WC:
Low level WC, vanity wash hand basin, carpeted flooring, smooth ceiling.

BEDROOM TWO:
12'06 x 9'03 (3.81m x 2.82m)
Double glazed window to rear aspect, built-in wardrobes, radiator, carpeted flooring, textured ceiling.

BEDROOM THREE:
9'09 x 8'02 (2.97m x 2.49m)
Double glazed window to front aspect, built-in wardrobes, radiator, carpeted flooring, textured ceiling

BEDROOM FOUR:
11'10 x 6'10 (3.61m x 2.08m)
Double glazed window to rear aspect, airing cupboard, radiator, carpeted flooring, smooth ceiling.

BEDROOM FIVE:
8'08 x 7'11 (2.64m x 2.41m)
Double glazed window to rear aspect, radiator, carpeted flooring, smooth ceiling.

EXTERIOR:

REAR GARDEN:
approx 100ft (approx 30.48mft)
Unoverlooked mainly laid to lawn with hardstanding patio area, mature trees, side access to the front of the property, sheds.

DRIVEWAY AND PARKING:
Driveway parking for 2-3 vehicles.

AGENTS NOTES:
The property is in need of complete refurbishment.

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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.