



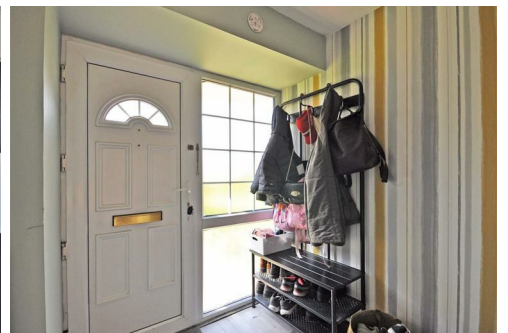
## Hance Lane

Rayne, Braintree, CM77 6TH

**Guide Price £300,000**



**\*\*OPEN DAY SAT 2nd APRIL 10am-12pm\*\*GUIDE PRICE £300,000-£325,000\*\*Benefiting from spacious accommodation inc. 15' lounge, modern 15' kitchen/diner & well-proportioned front and rear gardens with POTENTIAL TO EXTEND (STPP) is this three bedroom END TERRACE property. Offering a GARAGE plus allocated parking, a sunny EAST-FACING garden and located in a set-back position OVERLOOKING GREENSWARD in the highly regarded village of Rayne.**



# Hance Lane, Rayne, Braintree, CM77 6TH

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

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Opaque double glazed window to front aspect, stairs to first floor, radiator, laminate flooring. Door into lounge.

### LOUNGE:

15'72 x 12'57 (4.57m x 3.66m)

Double glazed window to front aspect, radiator, laminate flooring and smooth coved ceiling.

### KITCHEN/DINER:

15'94 x 9'70 (4.57m x 2.74m)

Double glazed window to rear aspect, a series of matching base and wall units, roll top work surfaces incorporating one and a half bowl sink with central mixer tap and drainer, built-in double oven with electric hob, space for American fridge/freezer and washing machine, wall-mounted boiler, storage cupboard (under stairs), radiator, laminate flooring and smooth coved ceiling. Patio door onto rear garden.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Loft access, airing cupboard, carpeted flooring.

### BEDROOM ONE:

13'49 x 9'20 (3.96m x 2.74m)

Double glazed window to front aspect, built-in wardrobes, radiator, carpeted flooring.

### BEDROOM TWO:

9'65 x 7'76 (2.74m x 2.13m)

Double glazed window to rear aspect, built-in wardrobes, radiator, carpeted flooring.

### BEDROOM THREE:

7'57 x 6'52 plus door recess (2.13m x 1.83m plus door recess)

Double glazed window to front aspect, built-in cupboard, radiator, carpeted flooring.

## BATHROOM:

Opaque double glazed window to rear aspect, panelled bath with central mixer tap and shower attachment, low level WC, pedestal wash hand basin with tiled splash backs, radiator, vinyl flooring and smooth ceiling.

## EXTERIOR:

### REAR GARDEN:

East-facing fenced rear garden, commencing with patio area to immediate rear, raised decking area, remainder laid to lawn with gated side access, shed.

### FRONT GARDEN:

Large frontage with pathway to main entrance door, access to side gate and remainder laid to lawn.

## GARAGE & PARKING:

Single garage (in block) in very close proximity to property, allocated parking for one vehicle with further visitors spaces available.

## AGENTS NOTES:

For further information about this property, please contact Sole Agents, Hamilton Piers.

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL



At Hamilton Piers we aim to ensure our particulars are accurate and reliable. However, they do not constitute any offer or contract, nor are they to be taken as statements or representations of fact. No tests have been carried out by us in respect of services, systems or appliances contained in the specification and no guarantee as to their operating ability or efficiency is given (unless stated otherwise).

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.

AWARD WINNING SALES AND LETTINGS ACROSS ESSEX

01376 341 141 | 01245 269 777 | 01621 212 450 | 01371 809 500 | 0207 079 1510

