HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Gilda Terrace, Rayne Road

Rayne, Braintree, CM77 6RE

Offers In Excess Of £270,000

2 1 1

Benefiting from a 54' UNOVERLOOKED rear garden with far-reaching COUNTRYSIDE VIEWS, recently updated kitchen & bathroom, with two spacious reception rooms inc. 20' lounge/diner & CONSERVATORY is this modern two bedroom property. Offering parking for two vehicles, a generous frontage and located within easy reach of the A120/M11 & Chelmsford. Just 1.6miles to Braintree Station - Ideal for first time buyers!

Gilda Terrace, Rayne Road, Rayne, Braintree, CM77 6RE

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

GROUND FLOOR ACCOMMODATION:-

ENTRANCE PORCH:
Double glazed windows to side and front aspects, tiled flooring, smooth ceiling.

INNER HALL:
Stairs to first floor, radiator, laminate wood flooring, smooth ceiling.

LOUNGE / DINING ROOM:
20'10 x 12'07 (6.35m x 3.84m)
Double glazed window to front aspect, feature ornate fireplace, laminate wood flooring, smooth ceiling, double glazed french doors to conservatory.

KITCHEN:
11'02 x 7'02 (3.40m x 2.18m)
Matching wall and base units with edged work surfaces, one and a half bowl sink and drainer with central mixer taps, built-in oven, electric hob, extractor hood, integrated fridge, freezer and washing machine, radiator, tiled flooring, smooth ceiling, open plan to conservatory.

CONSERVATORY:
15'06 x 7'11 (4.72m x 2.41m)
Brick and UPVC construction, glass roof, radiator, laminate wood flooring, double glazed french doors to garden.

FIRST FLOOR ACCOMMODATION:-

LANDING:
Loft access, carpeted flooring, smooth ceiling.

MASTER BEDROOM:
15'07 x 10'11 (4.75m x 3.33m)
Double glazed window to front aspect, built-in wardrobes, radiator, carpeted flooring, smooth ceiling.

BEDROOM TWO:
9'06 x 8'11 (2.90m x 2.72m)
Double glazed window to rear aspect, airing cupboard, radiator, carpeted flooring, smooth ceiling.

FAMILY BATHROOM:
Double glazed opaque window to rear aspect, partly tiled walls, panelled bath with central mixer taps and shower attachment, low level WC, pedestal wash hand basin, heated towel rail, tiled flooring, smooth ceiling.

EXTERIOR:-

FRONT GARDEN:
Enclosed front garden with hardstanding pathway leading to entrance door, mainly shingled with mature hedges.

REAR GARDEN:
54' (16.46m)
Enclosed rear garden with patio area, raised lawn area and mature borders, shed, rear access to parking.

DRIVEWAY PARKING:
Driveway parking at the rear of the property for two vehicles.

AGENTS NOTES:
The vendor has informed us the property is Leasehold with an annual ground rent of £2.50.

We have been informed by the seller that planning permission has recently been granted for approximately 120 properties to be built in a part of the land to the rear this house. There are no plans at this stage for the work to start proceeding and the timeline of the development is as yet, unknown.

Further information available upon request. Call Hamilton Piers to view this property.

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.