



## Station Road

Rayne, Braintree, CM77 6RX

**Asking Price £335,000**

Freehold  
Tax Band: D



Boasting NO ONWARD CHAIN and offered with VACANT POSSESSION, a spacious lounge, separate dining room, kitchen & d/stairs cloakroom plus GARAGE & driveway parking for two vehicles is this four bedroom SEMI-DETACHED property. Benefiting from a well-proportioned rear garden with POTENTIAL TO EXTEND (STPP), in need of modernisation\* and ideally situated in the popular village location of Rayne, a stone's throw from the Flitch Way and within walking distance to local amenities. Ideal for first time buyers!!



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

### GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

CLOAKROOM:

LOUNGE:

DINING ROOM:

KITCHEN:

### FIRST FLOOR ACCOMMODATION:

LANDING:

MASTER BEDROOM:

BEDROOM TWO:

BEDROOM THREE:

BEDROOM FOUR:

FAMILY BATHROOM:

EXTERIOR:

REAR GARDEN:

GARAGE, DRIVEWAY & PARKING:

### AGENTS NOTES:

Council Tax Band: D

For further information regarding this property, please contact Hamilton Piers.



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.

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