



Foundry Way

Rayne, Braintree, CM77 6AE

Guide Price £300,000

Freehold
Tax Band: C



****NO ONWARD CHAIN!!**NEWLY REDECORATED THROUGHOUT** and boasting an UNOVERLOOKED & SOUTH-FACING rear garden, spacious lounge/diner and two allocated parking spaces is this TWO DOUBLE bedroom mid-terrace property. Offering a modern kitchen, d/stairs cloakroom & ideally set in a quiet CUL-DE-SAC within the popular village of Rayne - Walking distance to all local amenities and within easy reach of Braintree Town Centre/Station, A120/M11 & Chelmsford. Ideal for first time buyers & investors!



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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Stairs to first floor, radiator, laminate flooring and smooth ceiling.

CLOAKROOM:

Low level WC, inset wash hand basin with tiled splash backs, radiator, laminate flooring and smooth ceiling.

KITCHEN:

10'11 x 7'9 (3.33m x 2.36m)

Double glazed window to front aspect, a series of matching base and wall units, roll top work surfaces incorporating a one and a half bowl sink with central mixer tap and drainer, built-in oven, gas hob with extractor hood over, integrated fridge/freezer, space for washing machine and dishwasher, breakfast bar, radiator, laminate flooring and smooth ceiling with sunken spotlights.

LOUNGE / DINER:

16'0 x 15'8 (4.88m x 4.78m)

Double glazed windows to rear aspect, under stairs storage cupboard, radiator, carpeted flooring and smooth coved ceiling. Double doors onto rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING:

Loft access, airing cupboard, carpeted flooring and smooth ceiling.

MASTER BEDROOM:

15'8 x 9'3 (4.78m x 2.82m)

Double glazed window to rear aspect, radiator, carpeted flooring and smooth ceiling.

BEDROOM TWO:

15'9 x 8'6 (4.80m x 2.59m)

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

BATHROOM:

Panelled bath with central mixer tap and shower over, low level WC, inset wash hand basin with tiled splash backs, shaver point, extractor fan, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights.

EXTERIOR:

REAR GARDEN:

Unoverlooked and South-facing rear garden comprising raised decking area, remainder mainly laid to lawn with shrub borders, shed, gated access to rear.

ALLOCATED PARKING:

Two allocated parking spaces located in the rear parking area (as shown in photos).

AGENTS NOTES:

Council Tax Band: C

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

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL



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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.

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