



- 900+ year lease
- One bedroom
- Private rear garden
- Refitted kitchen
- Luxury bathroom
- Central location

**74a-74b Rayne Road, Braintree, Essex.  
CM7 2QP.**

## GUIDE PRICE £160,000 - £170,000 ## Within walking distance of Braintree's vibrant town centre and train station we are pleased to offer to the market this one bedroom ground floor maisonette, the current owner has refurbished throughout within recent years. There is a refitted kitchen with solid wooden work surfaces, the bathroom has a luxury shower/bath entertainment pod with body jets, this property also benefits from having its own private rear garden accessed from the kitchen. The lease has over 900 years remaining and there are currently no ground rent or maintenance fees to pay, if you are looking for a property with everything on your doorstep then look no further and call the Michaels team today to arrange a viewing.....



# Property Details.

## Entrance Hall

door to front, storage cupboard,  
door to:

## Lounge



19' 2" x 11' 1" (5.84m x 3.38m)  
Smooth ceiling, Window to rear,  
radiator, wood laminate flooring,  
large build in cupboard

## Kitchen



10' 9" x 8' 3" (3.28m x 2.51m)  
Refitted kitchen comprises of a  
inset butler sink unit, with solid  
wood work surfaces drainer to  
side, matching range of wall and  
base units, with further draws  
under, fitted range cooker with  
extractor fan above, fitted  
dishwasher, tiled floor, window  
and door to rear,

## Utility room

work surface with cupboards  
over, space and plumbing for  
washing machine and fridge  
freezer

# Property Details.

## Bedroom



9' 0" x 8' 8" (2.74m x 2.64m)  
Bay window to front, radiator,  
laminated floor, built in sliding  
mirror fronted walk in wardrobe

## Bathroom



Re-fitted bathroom consists of a  
remote control bidet/toilet, vanity  
hand wash basin with cupboards  
under, jacuzzi style bath and  
shower pod, with fitted body jets,  
inset lighting and bluetooth  
system, window to side

## Garden



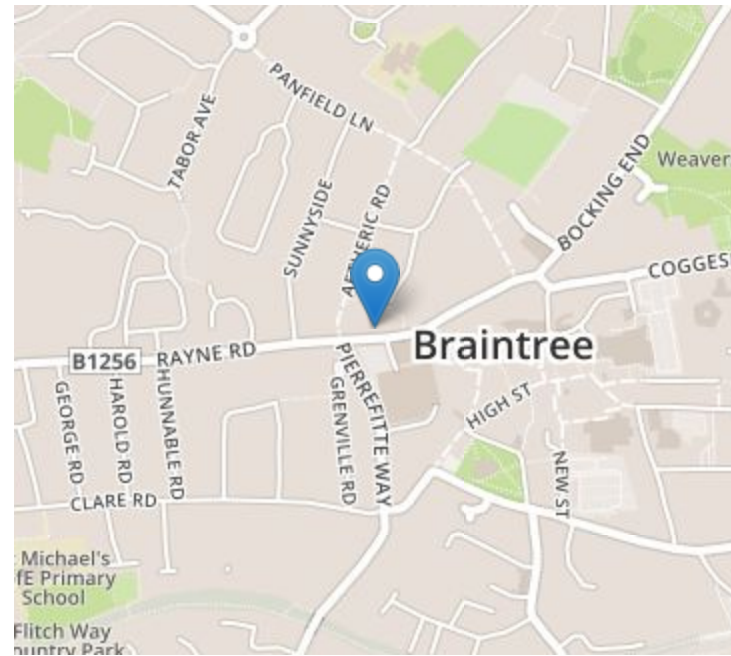
Comprises of a decked area and  
garden laid to lawn, a shed to  
remain

# Property Details.

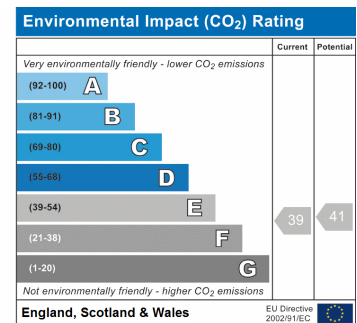
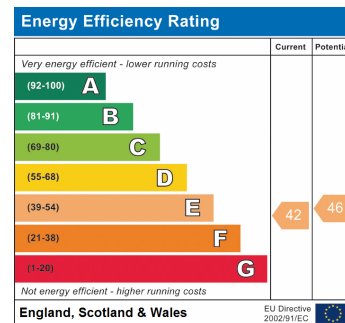
## Floorplans



## Location



## Energy Ratings



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.