



- Two Bedroom House
- Mid Terraced
- Off Road Parking For One Vehicle
- New Gas Boiler
- Generous Living Accommodation
- First Floor Bathroom
- UPVC Windows
- Landscaped Rear Garden

**148 Rayne Road, Braintree, Essex. CM7 2QS.**

A quintessentially British two-bedroom cottage conveniently positioned within easy reach of both the Braintree town centre & the railway station.



# Property Details.

## Lounge



12' 3" x 11' 8" (3.73m x 3.56m) Part glazed entry door to front, double glazed window to the front, radiator, gas fireplace with ornate surround, opening to;

## Dining Room



12' 2" x 12' 3" (3.71m x 3.73m) Double glazed window to rear, radiator, under stairs storage cupboard, stairs rising to the first floor.

## Kitchen



9' 5" x 8' 0" (2.87m x 2.44m) Double glazed window & door to side, vinyl flooring, matching wall & base units with worktops over, inset sink with side drainer, cooker point, space for appliances.

## First Floor Landing

Loft access, storage cupboard, doors to;

## Bedroom One



12' 4" x 11' 8" (3.76m x 3.56m) Double glazed window to front, radiator.

# Property Details.

## Bedroom Two



12' 8" x 7' 1" (3.86m x 2.16m) Double glazed window to rear, radiator.

## Bathroom



Obscure double glazed window to side, radiator, WC, hand pedestal hand wash basin, large corner bath with shower attachment, tiled walls.

## Rear Garden

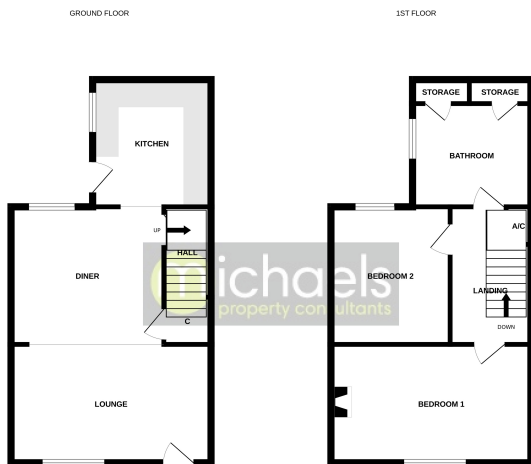
The rear garden commences with a paved patio area with the remainder of the garden laid with artificial grass, side access, enclosed by panelled fencing, shed to remain.

## Parking

There is parking for one vehicle at the front of the property.

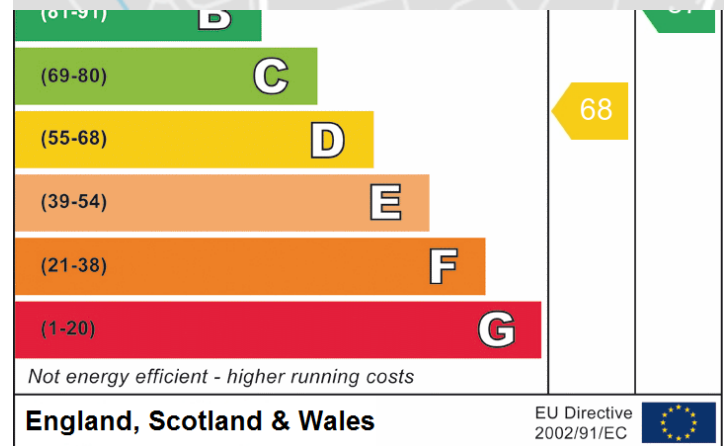
# Property Details.

## Floorplans



While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of blocks, fixtures, fittings and appliances from the appropriate and the responsibility lies with the purchaser or the tenant. The plans do not show services only and should be used as a guide only. The information provided is for general guidance only and should not be used as a basis for any legal proceedings. The agents accept no liability for any errors or omissions. Made with Mapbox (2022)

## Location



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.