



- Three Bedrooms
- End Of Terrace
- Garage
- Ground Floor Shower Room
- Conservatory
- Rayne Village
- Close to Amenities and Bus Routes

## 24 Hance Lane, Rayne, Braintree, Essex. CM77 6TH.

Forming part of the ever sought after village of Rayne, which is conveniently situated within easy reach of Braintree's town centre, offering a selection of Primary and Secondary Schooling is this three bedroom family home. The property has been extended to the ground floor to create spacious accommodation. The internal accommodation consists of a spacious living room, fitted kitchen which includes breakfast bar with built in appliances, shower room, cloakroom, three well appointed bedrooms, and a refitted family bathroom. Outside the property is further enhanced by having a well rear garden with extensive decking area single garage and communal parking. An early internal viewing is advised.....





# Property Details.

## Accommodation

### Entrance

Vertical radiator, stairs to first floor

### Living Room



15' 7" x 12' 6" (4.75m x 3.81m)

Double glazed window to front, radiator, feature gas fire with surround, coving, ceiling rose

## Kitchen/Breakfast Room



16' 1" x 9' 1" (4.90m x 2.77m)

Inset ceramic sink unit with right hand drainer and cupboards under, work surfaces to side with a matching range of wall and base units with further drawers and cupboards under, stainless steel oven hob and extractor fan above, fitted freezer, dishwasher and tumble dryer, breakfast bar, coving, under stairs cupboard, tiled floor

## Conservatory



11' 1" x 9' 1" (3.38m x 2.77m)

Double glazed window to rear, double glazed French doors to rear, radiator

# Property Details.

## Shower Room

Low level WC, pedestal hand wash basin, shower cubicle, heated towel rail, double glazed window to rear, down lighters

First Floor

## First Floor Landing

Airing cupboard, loft access, double glazed window to side, radiator

## Bathroom



Low level WC, pedestal hand wash basin, double glazed window to rear, radiator, tiled floor, fitted bathroom cabinet

## Bedroom One

12' 8" x 9' 2" (3.86m x 2.79m)

Double glazed window to rear, radiator, coving

## Bedroom Two

12' 4" x 7' 7" (3.76m x 2.31m)

Double glazed window to front, radiator, laminate flooring

## Bedroom Three

7' 2" x 6' 5" (2.18m x 1.96m)

Double glazed window to front, radiator, laminate flooring, storage cupboard

Outside

## Front

To the front of the property there is a pathway leading down to entrance with a garden laid to lawn to side, with a side pathway giving access to the rear garden. There is also a garage en bloc

## Garden



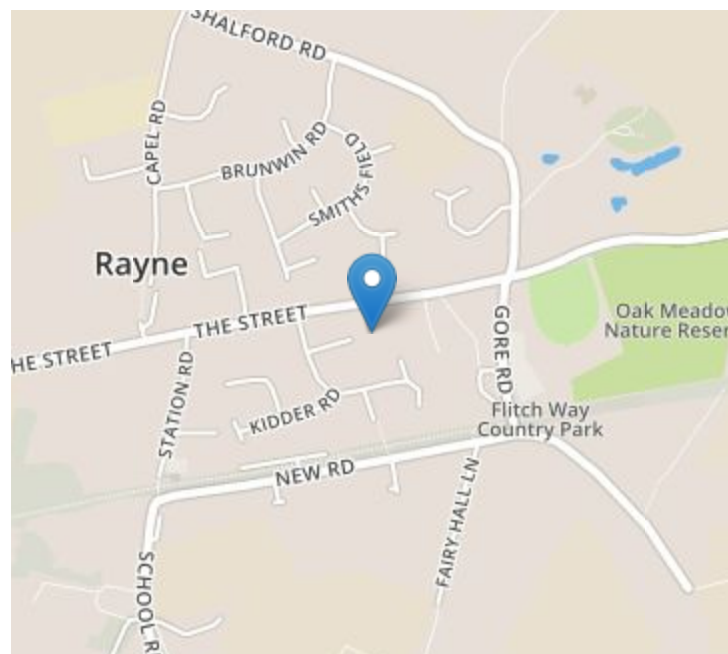
The rear garden commences with a side and rear decked area with the garden being laid to lawn. The rear garden is un-overlooked and very private with a shed to side to remain

# 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.