



- Grade II Listed
- Mid Terrace Cottage
- Set Over Three Floors
- Three Bedrooms
- Exposed Beams And Character Features
- Central Location
- Off Road Parking
- Full of Character
- No Onward Chain
- Ample Built in Storage

70 Rayne Road, Braintree, Essex. CM7 2QP.

Nestled in the heart of Braintree's historic town centre, this delightful 3-bedroom mid-terrace cottage offers a unique blend of period charm and modern convenience. As a Grade II listed property, it retains many original features while benefiting from thoughtful updates that enhance its character and comfort.

This charming cottage is centrally situated with easy access to local amenities, shops, and restaurants. Excellent transport links are nearby, including the Braintree train station.



Property Details.

Ground Floor

Entrance Hall

3' 03" x 10' 05" (0.99m x 3.17m) Radiator, stairs ascending to first floor, exposed beams, solid wood flooring, access into Lounge.

Lounge



12' 08" x 13' 08" (3.86m x 4.17m) Radiator, window to front aspect, telephone point, tv point, access to under-stair storage cupboard, brick fireplace with inset wood burner, exposed beams.

Kitchen/Diner



7' 06" x 12' 08" (2.29m x 3.86m) Window to rear aspect, inset spotlights, door to side aspect accessing garden, range of matching wall and base units with rolled edge work surfaces, inset sink with bowl and drainer, part tiled walls, solid wood flooring, integrated oven with gas hob, space dishwasher, integrated fridge, and integrated freezer and in the lobby there is plumbing for washing machine.

Family Bathroom



5' 05" x 7' 10" (1.65m x 2.39m) Heated towel rail radiator, low-level w/c, pedestal wash hand basin, extractor fan, panelled bath with shower attachment, part tiled walls, tiled flooring, inset spotlights.

First Floor

Landing

Window to rear aspect, storage cupboard, access to Bedrooms 2 & 3, stairs ascending to second floor.

Bedroom Two



12' 10" x 10' 06" (3.91m x 3.20m) Radiator, window to front aspect, feature fireplace, built in storage cupboard and built in walk in cupboard.

Property Details.

Bedroom Three



10' 04" x 8' 00" (3.15m x 2.44m) Radiator, window to rear aspect, built-in storage cupboard housing boiler.

Second Floor

Bedroom One



16' 07" x 11' 02" (5.05m x 3.40m) Radiator, window to front aspect, access to eaves storage.

Outside

Rear Garden



Commencing with a patio area, leading to shed, and seating area which will remain, shrub and flower beds and borders, outside tap & lighting.

Frontage

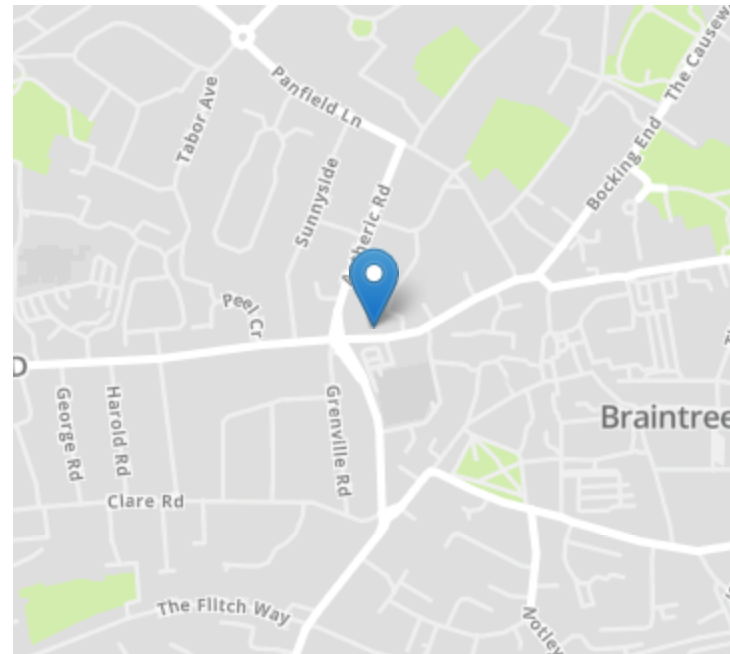
Hardstanding area providing parking for a vehicle, concrete steps rising to front door.

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.