



- No Onward Chain
- Two Double Bedrooms
- Re-Fitted Kitchen And Shower Room
- Generous & Attractive Garden To Rear
- Easy Access To A120, Town Centre and Station
- Ideal First Purchase or Investment
- Cloakroom

255 Rayne Road, Braintree, Essex. CM7 2QF.

Michaels Property Consultants are delighted to present this delightful two-bedroom terraced home, conveniently positioned within easy reach of Braintree's vibrant town centre, the A120 & the railway station. Benefitting from being offered for sale with no onward chain, we feel this recently updated home would make an ideal purchase for both first-time buyers & buy to let investors alike. The internal accommodation features a spacious and light lounge with a feature bay window, separate dining room, a re-fitted kitchen, and a cloakroom. To the first floor, you are greeted by two generous double bedrooms, with a large, modern en-suite complete with a walk-in shower cubicle. Externally, this property boasts an attractive and generous rear garden with two sheds and a greenhouse. Please call Michaels Property Consultants for further details.



Property Details.

Ground Floor

Lounge



12' 7" x 11' 6" (3.84m x 3.51m) Smooth ceiling, radiator, double glazed bay window to front aspect, telephone point, TV point.

Inner Lobby

Stairs ascending to first floor.

Dining Room



13' 8" x 11' 6" (4.17m x 3.51m) Smooth ceiling, radiator, double glazed window to rear aspect.

Kitchen



16' 08" x 7' 00" (5.08m x 2.13m) Smooth ceiling, inset spotlights, radiator, double glazed windows to side aspects, double glazed patio door to rear aspect, matching wall and base units with straight edged worksurfaces, inset sink with bowl and drainer, part tiled walls, tiled flooring, integrated oven, electric hob with extractor over, space and plumbing for washing machine, space for fridge/freezer.

Cloakroom



Smooth ceiling, inset spotlights, radiator, double glazed window to rear aspect, low level WC, wash hand basin.

Property Details.

First Floor

Bedroom One



11' 6" x 11' 00" (3.51m x 3.35m) Smooth ceiling, radiator, double glazed window to rear aspect, access to loft, built in wardrobes, TV point.

En Suite



8' 10" x 7' 00" (2.69m x 2.13m) Textured ceiling, inset spotlights. heated towel rail radiator, double glazed window to rear aspect, low level WC, vanity wash hand basin, shaver point, extractor fan, walk in shower cubicle, part tiled walls, tiled flooring.

Bedroom Two



11' 1" x 11' 0" (3.38m x 3.35m) Smooth ceiling, radiator, double glazed window to front aspect, TV point.

External

Rear Garden



Commencing with patio area, majority laid to lawn, two wooden sheds to remain, greenhouse, outside light, outside tap.

Frontage

Enclosed via brick built wall, gate entry, courtyard style.

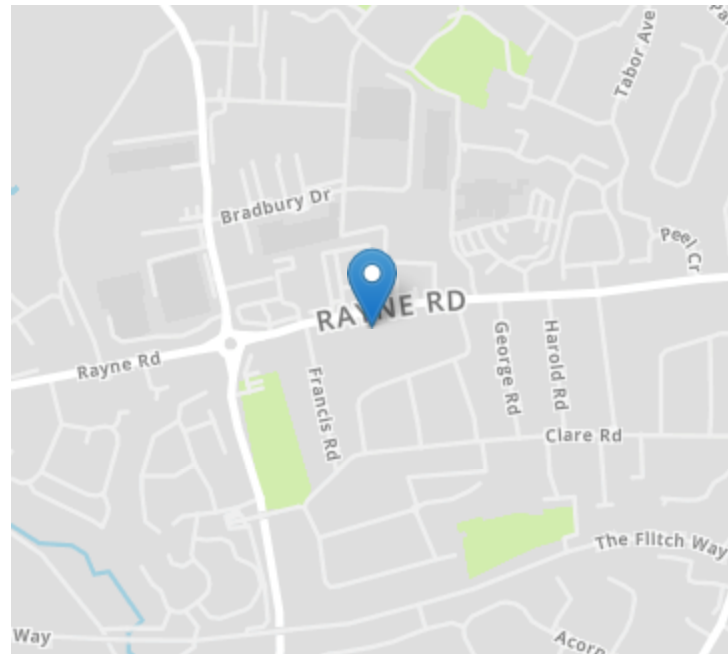
Property Details.

Floorplans



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. The plans are for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, fixtures and fittings shown hereon are not intended and no guarantee as to their operability or efficiency can be given. March 2016 (0202)

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.