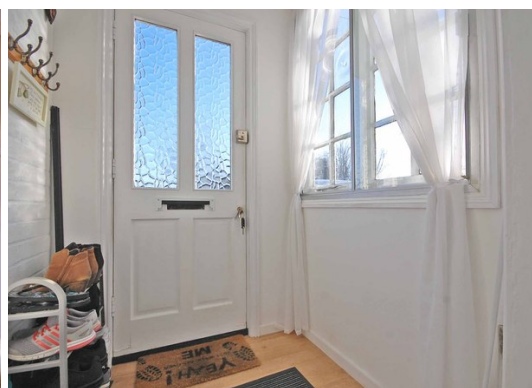





Boasting a spacious 17' kitchen, TWO reception rooms & d/stairs cloakroom is this EXTENDED two double bedroom cottage. Offering plenty of ORIGINAL FEATURES, lounge with log burner & driveway for one vehicle. Sought after village location, close to A120/Felsted.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

GUIDE PRICE £270,000-£280,000

Hamilton Piers, the local village property specialists, are pleased to bring to the market for sale this EXTENDED two double bedroom cottage, benefiting from a spacious 17' kitchen, TWO reception rooms plus d/stairs cloakroom. Offering plenty of ORIGINAL FEATURES, lounge with log burner & driveway for one vehicle. Sought after village location, close to A120/M11 & Felsted.

The property is ideally located in the heart of Rayne, a desirable village set on the periphery of Braintree, with close access to the adjacent A120/M11 & Felsted. The village itself offers a range of local amenities including Post Office, pubs/eateries, Primary School & shop. Also offering a bus route which links to Braintree Town Centre and Felsted/Dunmow.

The accommodation, with approximate room sizes, is as follows:

GROUND FLOOR ACCOMMODATION:-

ENTRANCE HALL:

Part-glazed entrance door, window to side aspect with secondary glazing, wooden flooring and smooth ceiling. Door to lounge.

LOUNGE: (12'1" x 10'7")

Sash window to front aspect, stairs to first floor, borrowed light window adjoining dining room, cast iron log burner with stone tiled surround, radiator, carpeted flooring and smooth ceiling. Door to dining room.

DINING ROOM: (12' x 10'11")

Storage cupboard, feature fireplace, radiator, laminate flooring and smooth ceiling. Door to cloakroom and open to kitchen.

CLOAKROOM:

Opaque window to rear aspect, low level WC, inset wash hand basin, radiator, extractor fan, tiled flooring and smooth ceiling.

KITCHEN: (17'1" x 5'10")

Double glazed window to side aspect, a series of matching base and wall units with roll top work surfaces, incorporating one and a half ceramic sink with central mixer tap and drainer, space for cooker with electric hob, space for fridge/freezer, integrated washing machine and tumble dryer, radiator, laminate flooring and smooth coved ceiling. Stable door to rear garden.

ESSEX PROPERTY CENTRE | 7 THE SQUARE | GREAT NOTLEY | CM77 7WT

Tel: 01376 341 141

E-mail: hamiltonpiersngv@aol.com

FIRST FLOOR ACCOMMODATION:-

LANDING:

Loft access (full boarded with skylight), carpeted flooring and smooth ceiling.

BEDROOM ONE: (12'2" x 10'8")

Sash window to front aspect, radiator, carpeted flooring and smooth ceiling.

BEDROOM TWO: (10'11" x 8'2")

Window to rear aspect, built-in wardrobes, borrowed light window adjoining landing, radiator, carpeted flooring and smooth ceiling.

BATHROOM:

Opaque window to side aspect and Velux to rear aspect, panelled bath with central mixer tap and shower attachment, low level WC, pedestal wash hand basin, heated towel rail, extractor, tiled flooring and smooth ceiling with sunken spotlights.

EXTERIOR:-

REAR GARDEN:

Fenced rear garden, hard landscaped with shingle areas to each side, log store to side recess and gated rear access (onto Gore Lane).

FRONT:

Paved frontage with pathway to front door with driveway parking for one vehicle.

AGENTS NOTES:

For further information please contact Hamilton Piers.

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.