



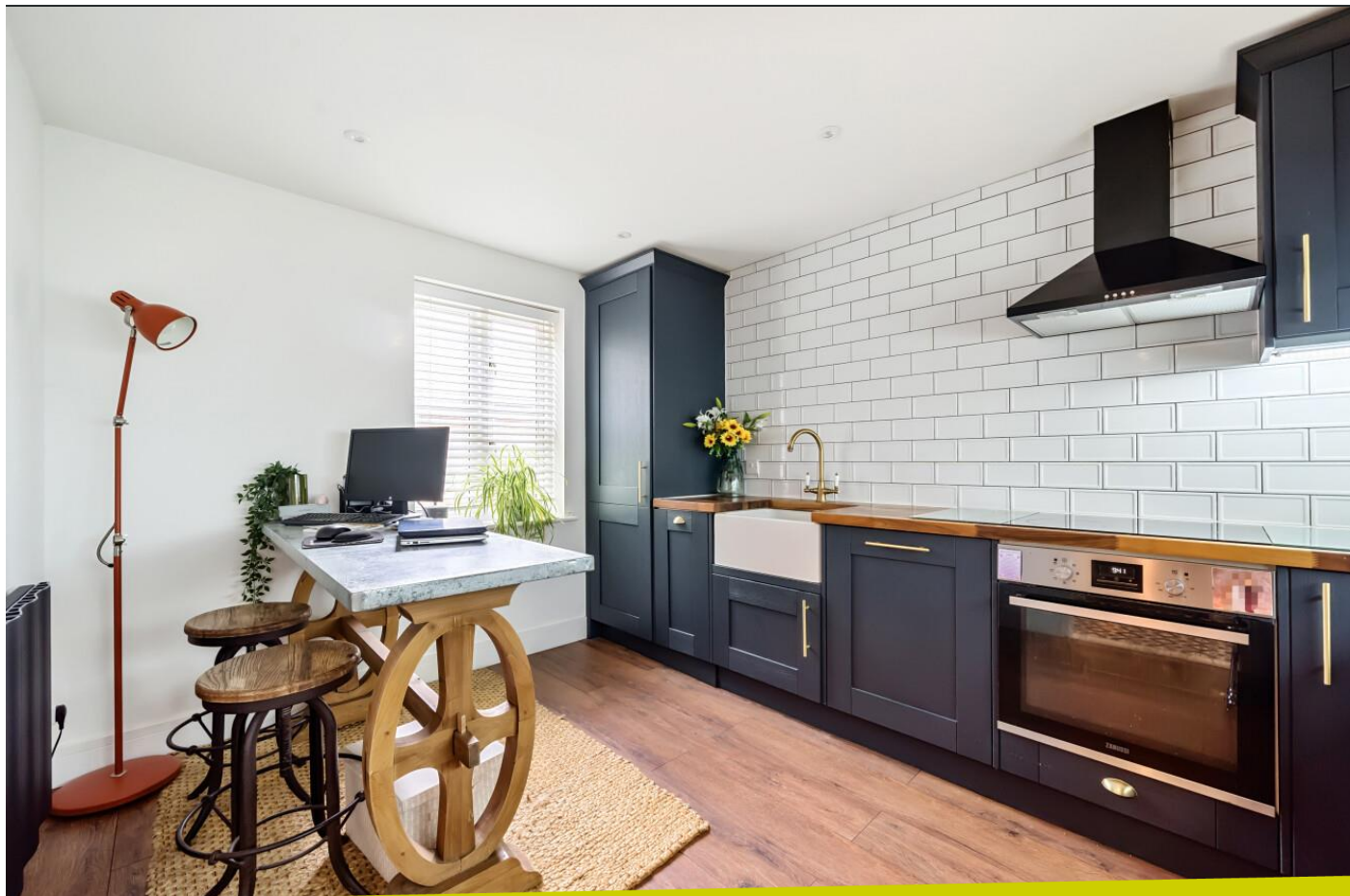
3a Warner Close, Rayne, Braintree, Essex,
CM77 6GX

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Asking Price: £350,000
Freehold



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Situated in the sought after village of Rayne is this spacious and upgraded three bedroom family home comprising entrance hall, modern fitted kitchen featuring integrated appliances, butler sink and breakfast bar, spacious lounge/dining room with door leading to the private rear garden, along with a ground floor W/C. Upstairs, you benefit from three generously sized bedrooms with en-suite to the principal bedroom in addition to a modern family bathroom.

Externally the property boasts a secluded rear garden, with a large, paved patio area adjacent to the property, with the remainder laid to lawn. At the back of the garden, there is a well-built summer house with base level units. You also have the added convenience of a driveway for two cars, and single garage to the front.

EPC Band C. Council Tax Band D.



Upgraded Three Bedroom Home
Driveway & Garage
Rear Garden & Summer House
En-Suite to Principal Bedroom
Sought After Village Location
Close to Good Schooling
Potential Rental Income £2000 PCM
EPC Band C & Council Tax Band D

ADDITIONAL INFORMATION

Rayne is a village of about 2,300 residents and lies 2 miles West of Braintree. The village itself has a pub, restaurant, village hall and a playing field. Braintree has two main railway stations providing services to Witham and London Liverpool Street. There is primary and secondary schooling, leisure facilities and a twice weekly market, in addition to Braintree Shopping Village.

Warner Close, CM77

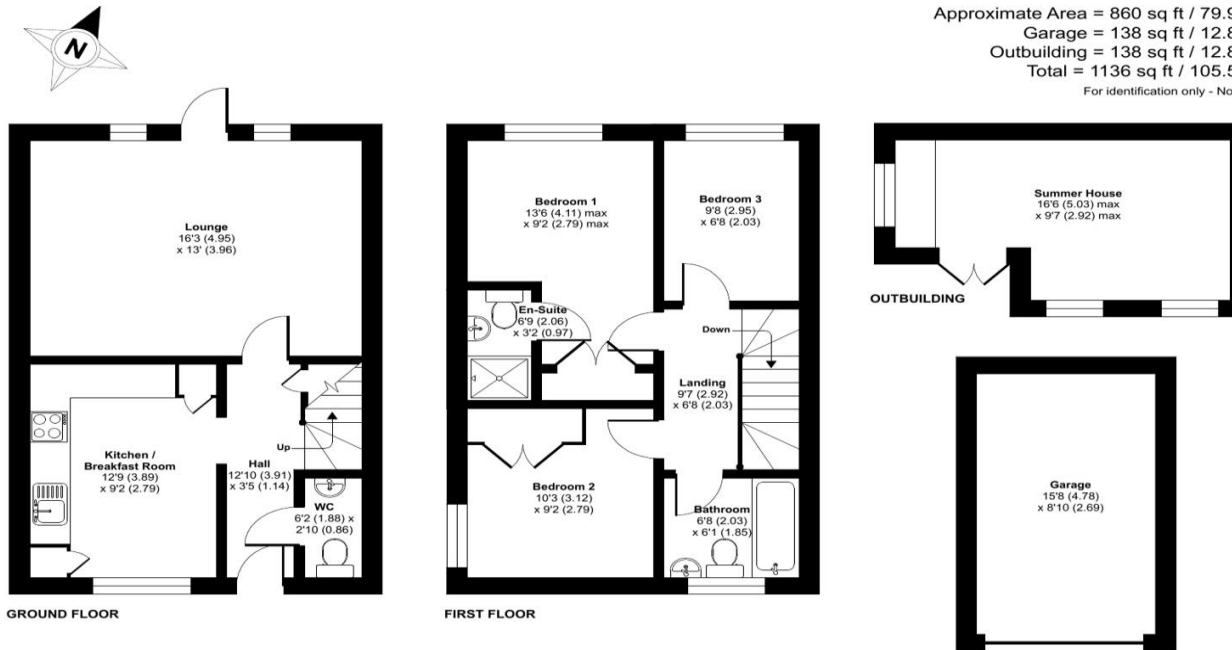
Approximate Area = 860 sq ft / 79.9 sq m

Garage = 138 sq ft / 12.8 sq m

Outbuilding = 138 sq ft / 12.8 sq m

Total = 1136 sq ft / 105.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Intercounty Estate Agents. REF: 1118206



AGENTS NOTES IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of any offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. Floorplans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their service. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Intercounty.

ANTI-MONEY LAUNDERING We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks are carried out correctly and for ongoing monitoring, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 inc VAT, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee is paid in advance, directly to Lifetime Legal and is non-refundable.

FOR MORE DETAILS CONTACT

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