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and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

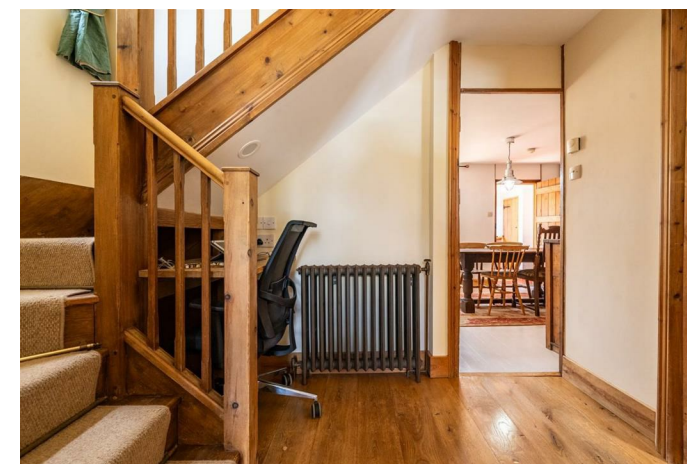
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GORE TERRACE, RAYNE, BRAINTREE  
OFFERS OVER £375,000

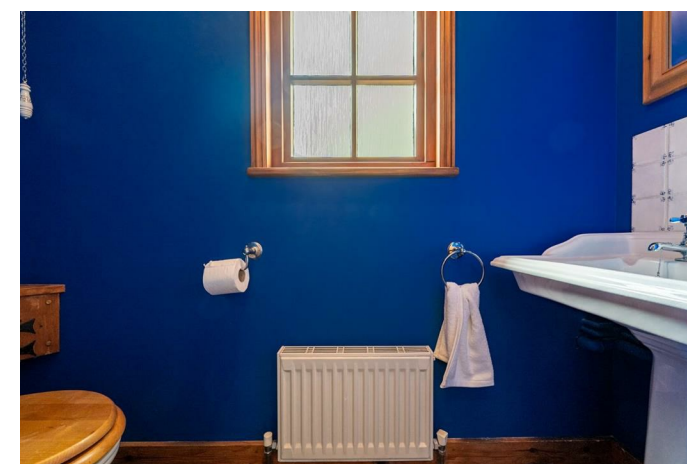


## GORE TERRACE RAYNE BRAINTREE

Daniel Brewer are pleased to market this spacious three bedroom entrance family home believed to date back to the late 1800's. The property is located in the desirable village of Rayne and overlooks playing fields to the front and is a short stroll to local amenities and the 'Flitch Way'. In brief the accommodation comprises:- entrance hall, cloakroom, inner hallway, kitchen/dining room with AGA, utility room, living room and a garden room. On the first floor there are three bedrooms, en-suite facilities to bedroom one and a family bathroom. The attic has potential to create a further bedroom 'STP'.

Situated in the popular village of Rayne and within close proximity to the A120/M11, Felsted and Chelmsford. Braintree Town Centre and Station are 2.9 miles away providing a regular service via Chelmsford to London Liverpool Street. Rayne provides multiple local amenities including Primary School, Post Office/convenience store, the popular Booking Hall Cafe, access to the Flitch Way and other services. A viewing is strongly recommended on this property to appreciate its qualities and uniqueness.

**Entrance Hall**  
4'8" x 6'10" (1.435 x 2.107)





- Three Bedroom End-Terrace Family Home
- Potential Fourth Bedroom In Attic 'STP'
- Kitchen/Dining Room
- Living Room With Log Burning Stove
- Garden Room & Utility Room
- En-Suite, Family Bathroom & Cloakroom
- Secluded Rear
- Driveway Parking
- Desirable Village Location
- \*\*\*NO ONWARD CHAIN\*\*\*

#### Cloakroom

6'10" x 1'6" (2.107 x 0.476)

#### Inner Hallway

7'5" x 5'7" (2.272 x 1.714)

#### Living Room

12'0" x 12'7" (3.667 x 3.860)

#### Kitchen/Dining Room

19'8" x 10'7" (6.018 x 3.231)

#### Utility Room

6'5" x 6'10" (1.980 x 2.098 )

#### Garden Room

12'5" x 6'10" (3.792 x 2.087)

#### First Floor Landing

#### Bedroom One

10'5" x 11'11" (3.178 x 3.652)

#### En-Suite

6'11" x 7'3" (2.117 x 2.225)

#### Bedroom Two

7'4" x 10'0" (2.253 x 3.050)

#### Bedroom Three

8'7" x 10'5" (2.628 x 3.187)

#### Family Bathroom

6'8" x 6'5" (2.048 x 1.977)

#### Attic Room

19'1" x 10'7" (5.824 x 3.232)

Potential fourth bedroom with en-suite 'STP'

#### Driveway Parking

#### Landscaped Rear Garden



