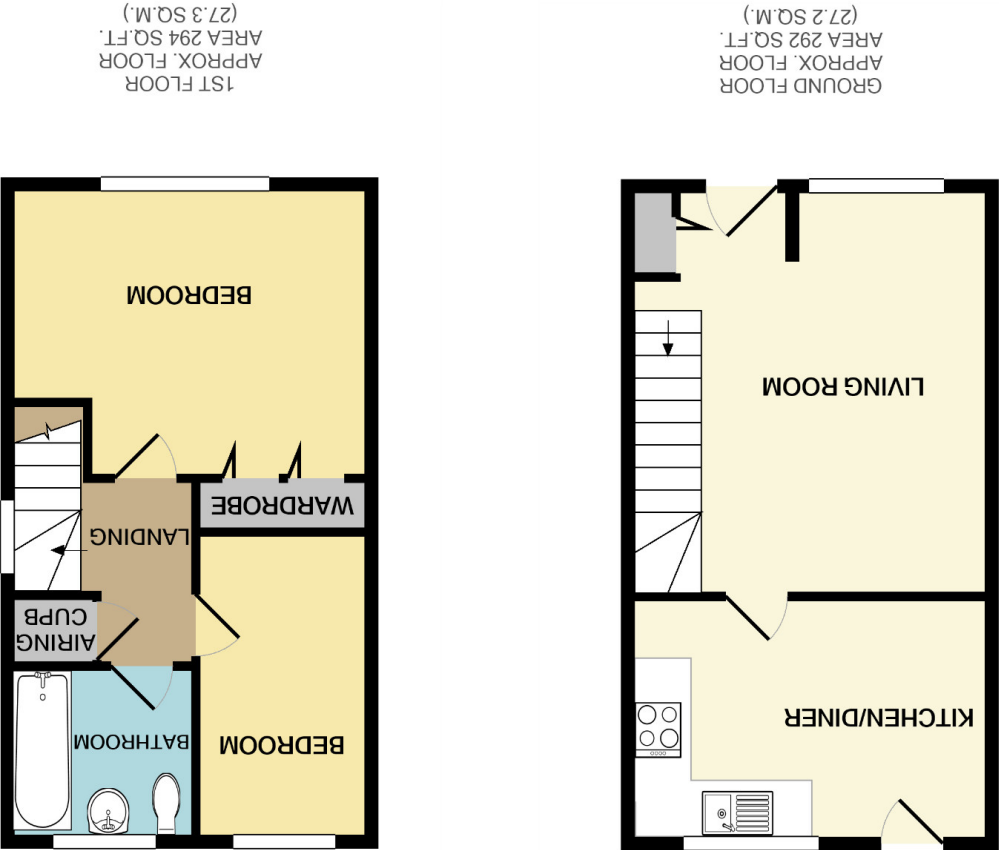


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the Vendor.

TOTAL APPROX. FLOOR AREA 586 SQ.FT. (54.4 SQ.M.)  
Made with Metropix ©2021







**PROPERTY PARTICULARS**

\*\*\* ATTENTION FIRST TIME BUYERS/DOWNSIZING \*\*\*

Elliott and Smith welcome you to view this ATTRACTIVE 2-Bed End Terrace House situated in a quiet residential location in the POPULAR LITTLE WHEATLEYS area of Rayleigh, being close the the Train Station and High Street. The property is a fabulous buy for first timers or those looking to downsize. The property is well presented throughout, with: Spacious Living Room, Kitchen/Dining, Two Bedrooms and Bathroom. Externally, the property is situated on a larger than average wedge-shaped plot siding onto Woodland Trust Land and Walks.

**PROPERTY FRONTAGE**

Lovely Large Lawn Area; 2/3 Vehicle Driveway; Gated Access to Rear Garden.

**LIVING ROOM**

14' 4" x 12' 9" (4.37m x 3.89m) Light and Bright Living Space with: Laminate Flooring; Double Glazed Window to Front Aspect; Ceiling Light Fittings; Stairs to Upper Floor.

**KITCHEN/DINING**

12' 8" x 8' 8" (3.86m x 2.64m) Fitted Kitchen with Ample Wall and Base Units; Space for Washing Machine and Fridge/Freezer; Integrated Electric Oven, Gas Hob, Extractor Fan. Mixer Tap to Stainless Steel Sink; Laminate Flooring; Tiled Splashbacks; Radiator; Ceiling Light Fittings; Double Glazed Window and PVC Door to Rear Garden; New Boiler Installed November 2024.

**FIRST FLOOR LANDING**

Carpeted Stairs leading to first floor with: Doors to Bedrooms and Bathroom; Double Glazed Window to Side; Built-in Storage Cupboard; Ceiling Light Fittings; Access to Boarded and Insulated Loft;

**BEDROOM ONE**

12' 9" x 10' 4" (3.89m x 3.15m) (into Robes) Double Bedroom with: Carpeted Flooring; Built-in Robes; Double Glazed Window to Front Aspect; Radiator; Ceiling Light Fittings.

**BEDROOM TWO**

10' 11" x 6' 2" (3.33m x 1.88m) Carpeted Flooring; Double Glazed Window to Rear; Ceiling Light Fitting; Radiator;

**BATHROOM**

6' 5" x 6' 2" (1.96m x 1.88m) Modern Bathroom Re-Fit in 2023 to included: Panelled Bath with Electric Wall-Mounted Shower; Glass Shower Screen; Mixer Tap to Basin; WC; Contemporary Vanity Unit; Wall-Mounted Towel Radiator; Fully Tiled Walls; Laminate Flooring.

**REAR GARDEN**

Low-Maintenance, Fully-Fenced, Private Rear and Side Garden; Large Wedged Lawn Area; Paved Patio Area; Gated Access to Front; External Tap.

**ADDITIONAL INFORMATION**

New Boiler, Installed Nov '24, Recently Serviced Nov '25  
Newly Installed 3-Piece Bath Suite

