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SALES.  
LETTINGS.  
ADVICE.



**Louis Drive, Rayleigh**  
**£1,450 pcm**

AVAILABLE EARLY OCTOBER - Delightful 2 BEDROOM BUNGALOW with a LARGE SOUTH FACING GARDEN, garage & driveway, MODERN FITTED KITCHEN & spacious extended lounge diner. The property is situated in Highly regarded area, near to local Schools and Road links for Chelmsford & A127. The property is fully double glazed and has a modern recently installed combi' boiler. Applicants are advised that income requirements need to be a minimum of £43,500pa.

- AVAILABLE EARLY OCTOBER
- 2 BEDROOM BUNGALOW
- LARGE SOUTH FACING GARDEN
- GARAGE & DRIVEWAY
- NEAR TO LOCAL SHOPS, BUS ROUTES, SCHOOLS & STATION
- MODERN FITTED KITCHEN

## ENTRANCE HALL

## LOUNGE DINER

27' 0" x 12' 2" narrowing to 9' 6" (8.23m x 3.71m)

## MODERN FITTED KITCHEN

10' 7" x 7' 9" (3.23m x 2.36m)

Integral fridge, integral freezer, integral oven & electric hob. There is also a washing machine (landlord not liable for maintenance or repair).

## BATHROOM

7' 4" x 4' 9" (2.24m x 1.45m)

Three piece bathroom suite with electric shower over bath.

## BEDROOM ONE

12' 0" x 10' 11" (3.66m x 3.33m) Wardrobes to flank wall.

## BEDROOM TWO

9' 7" x 7' 10" (2.92m x 2.39m)

Built in storage cupboard housing recently fitted combi boiler.

## SOUTH FACING GARDEN

APPROX' 80FT (24.38m)

## GARAGE

Power and lighting connected

## COUNCIL TAX BAND C

Rochford District Council



### VIEWING ARRANGEMENTS

Viewing is strictly by appointment only through Elliott and Smith Partnership.

### DISCLAIMER PROPERTY DETAILS

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.