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SALES.  
LETTINGS.  
ADVICE.

## Cheapside East, Rayleigh

### £1,950 pcm

3 bedroom EXTENDED BUNGALOW - REFURBISHED TO A VERY HIGH STANDARD THROUGHOUT including; NEW KITCHEN (with appliances), NEW DOUBLE GLAZING, NEW FLOORING, NEW HEATING, ELECTRICS & MUCH MORE TO SHOUT ABOUT! The property is well located for RAYLEIGH STATION, Sweyne Park School, High St & bus routes. There is also the advantage of an EXTERNAL OUTBUILDING of which is insulated, double glazed & networked with CAT 6 cables. Stylish finish both internally & externally!

- 3 BEDROOM EXTENDED & REFURBISHED BUNGALOW
- MODERN INTERNAL & EXTERNAL FINISH
- 19FT OUTBUILDING / OFFICE / GYM / PLAYROOM
- KITCHEN DINER WITH UNDERFLOOR HEATING (APPLIANCES INCLUDED)
- LARGE LIVING ROOM WITH FEATURE MEDIA WALL
- NEW HEATING SYSTEM & ELECTRICS
- OFF STREET PARKING
- NEW DOUBLE GLAZING
- GREAT LOCATION FOR STATION & SCHOOLS



## FRONTAGE

Landscaped front driveway with decorative stones laid to parking area for 2-3 vehicles. Contemporary sandstone stepping slabs to front door. Gated side access to garden.

## ENTRANCE HALL

Via newly installed modern composite entrance door. Smooth plastered ceiling. Wall mounted radiator. Newly laid carpet.

## SPACIOUS LIVING ROOM

18' 0" x 13' 9" (5.49m x 4.19m) Smooth plastered ceiling with inset spot lights. Newly installed double glazed window to side. Feature media wall with inset lighting. Newly laid carpet throughout. Step up to Kitchen diner. Curtain poles to be installed by landlord.

## KITCHEN DINER

17' 5" x 8' 10" (5.31m x 2.69m) New fitted kitchen. Smooth plastered ceiling with inset spot lights. Appliances included; Fridge freezer, washing machine & dishwasher. Four ring gas hob and split level electric oven and grill. Under floor heating throughout. Newly installed double glazed window and patio doors to garden.

## BAY FRONTED MASTER BEDROOM

14' 5" into bay x 11' 10" (4.39m x 3.61m) Smooth plastered ceiling ceiling light point. Newly installed double glazed bay window to front. Wall mounted panelled radiator. Newly installed carpet. Blinds to be installed by landlord.

## BEDROOM TWO

11' 7" x 7' 7" (3.53m x 2.31m) Smooth plastered ceiling with ceiling light point. Newly fitted double glazed window. Wall mounted panelled radiator. Newly installed carpet. Blinds to be installed by landlord.

## BEDROOM THREE

7' 6" x 7' 4" (2.29m x 2.24m) Smooth plastered ceiling with ceiling light point. Newly fitted double glazed window. Wall mounted panelled radiator. Newly installed carpet. Blinds to be installed by landlord.



### 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

## BATHROOM

Smooth plastered ceiling with inset spot lights. Newly installed double glazed window to side. Ceramic tiled walls and flooring. White suite with mixer / shower attachment over bath. Wall mounted panelled radiator.

## GARDEN

Commences with a newly laid patio area extending to a lawn with hardstanding side access to front (gated). There is an additional patio area at the end of the garden with corresponding path to Studio / outbuilding.

## STUDIO / OUTBUILDING / HOME OFFICE

19' 0" x 9' 0" (5.79m x 2.74m) Access via double glazed patio doors. Smooth plastered ceiling with inset spot lighting. Insulated and external render. Cat 6 network cables. Wood laminate flooring throughout.

## COUNCIL TAX BAND C

Rochford District Council

