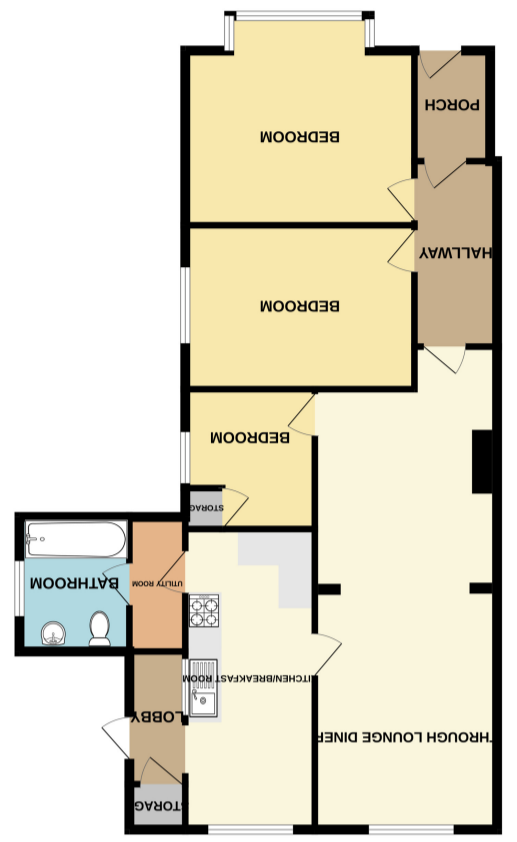


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. 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 FLOOR AREA - 989 sq ft (91.9 sq m) approx.
Made with Metreplan 2024



ACCOMMODATION
989 sq ft (91.9 sq m) approx.

Energy Efficiency Rating	
Potential	Current
England, Scotland & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	
A (92+)	49
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
81	



11 Pearsons Avenue | Rayleigh | Essex | SS6 9BP

Offers In Excess Of
£350,000



PORCH

6' 7" x 4' 6" (2.01m x 1.37m)

HALLWAY

11' 2" x 4' 9" (3.40m x 1.45m)

LIVING ROOM

28' 3" x 9' 4" (8.61m x 2.84m)

KITCHEN/BREAKFAST AREA

17' 1" x 7' 8" (5.21m x 2.34m)

UTILITY AREA

7' 10" x 3' 4" (2.39m x 1.02m)

BEDROOM ONE

13' 7" x 12' 5" (4.14m x 3.78m)

BEDROOM TWO

13' 7" x 9' 10" (4.14m x 3.00m)

BEDROOM THREE

8' 4" x 7' 9" (2.54m x 2.36m)

BATHROOM

8' 0" x 5' 10" (2.44m x 1.78m)

LOBBY AREA

7' 0" x 3' 5" (2.13m x 1.04m)

ADDITIONAL INFORMATION

Worcester Boiler Installed 2014 - Recently Serviced

Loft Partly Boarded & Insulated - Accessed via Loft Ladder

Modern Consumer Unit with Smart Meter

Power to Garage with Independent Circuit Breaker

Fully Fenced Rear Garden

Property Built Circa 1930

ROCHFORD COUNCIL TAX

BAND D

