



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

Made with MyProperty©2024  
TOTAL FLOOR AREA: 925 sq.ft. (85.9 sq.m.) approx.



467 sq.ft. (43.4 sq.m.) approx.  
GROUND FLOOR

458 sq.ft. (42.5 sq.m.) approx.  
1ST FLOOR



6 The Courts | Rayleigh | Essex | SS6 8EF

Guide Price  
£450,000



#### FRONTAGE

Approached via a drop kerb with off street parking for two vehicles, leading down to garage. Large front lawn garden with an array of established shrubs, trees and bushes, into neatly shaped flower and shrub borders.

#### ENTRANCE

5' 10" x 5' 9" (1.78m x 1.75m) To built in cloaks cupboard. Coved ceiling with ceiling light point. Inner opening door through to lounge diner.

#### LOUNGE/DINER

17' 2" narrowing to 10' 10" x 17'1". UPVC double glazed Bay window to front aspect. Coved ceiling with ceiling light point and three wall mounted light points. Wall mounted central heating thermostat. Feature centred moulded fireplace with marble hearth. Carpet laid throughout with open tread staircase rising to first floor. Inner multi glazed panelled door through to kitchen/breakfast room.

#### KITCHEN/BREAKFAST ROOM

12' 8" x 10' 9" (3.86m x 3.28m) Double glazed sliding patio door opening to garden. Coved ceiling with inset LED spotighting. Built in cupboard housing central heating system. Kitchen comprises a range of wall mounted and base level kitchen cabinet units & drawers, with rolled edge stone effect worktops incorporating a four ring induction hob, stainless steel sink unit with mixer tap & drainer, integral fan assisted Hotpoint oven, space & plumbing for washing machine and dishwasher. Under unit space for free standing fridge. Wood effect vinyl flooring laid throughout. Inner door through to lobby.

#### LOBBY

4' 0" x 3' 1" (1.22m x 0.94m) UPVC double glazed obscure glass door to side aspect. Continuation of wood effect vinyl flooring from kitchen. Door through to ground floor cloakroom.

#### DOWNSTAIRS WC

5' 4" x 4' 0" (1.63m x 1.22m) Obscure UPVC double glazed window to rear aspect. Coved ceiling with ceiling with ceiling light point. Full ceramic tiled walls and flooring throughout. Suite comprise a push mechanism flush WC and pedestal wash basin with mixer tap.

#### FIRST FLOOR LANDING

11' 0" x 6' 10" (3.35m x 2.08m) MAX. Via open tread carpeted staircase. UPVC double glazed window to side aspect. Access to loft via pull down loft hatch. Ceiling light point. Doors to all rooms:



#### BEDROOM ONE

14' 5" x 8' 10" (4.39m x 2.69m) Plus door recess. UPVC double glazed window to front aspect. Coved ceiling with ceiling light point and ceiling rose. Built in wardrobes and overhead bed surround. Additional built in wardrobes and access to airing cupboard and hot water cylinder. Carpet laid throughout.

#### BEDROOM TWO

10' 0" x 9' 2" (3.05m x 2.79m) Coved ceiling with ceiling light point. UPVC double glazed window to rear aspect. Built in wardrobes. Corner vanity unit wash basin. Carpet laid throughout.

#### BEDROOM THREE

10' 6" x 8' 0" (3.20m x 2.44m) UPVC double glazed window to front aspect. Coved ceiling with ceiling light point and ceiling rose. Built in over stairs storage cupboard. Carpet laid throughout.

#### BATHROOM

6' 10" x 5' 9" (2.08m x 1.75m) Obscure UPVC double glazed window to rear aspect. Coved ceiling with ceiling light point. Full ceramic tiled walls and flooring throughout. Suite comprises of a panelled bath with mixer tap over and Aqualisa digital shower above. Chrome heated towel rail. Concealed cistern push flush WC and wash basin inset to vanity storage with mixer tap,

#### REAR GARDEN APPROX 85FT

Beautifully designed garden commences with a paved patio area, side gate to front driveway. Side / courtesy door to garage. The garden has a wide array of mature shrubs, trees and flowering plants inset to bordering beds. The garden / plot is the largest in the Road due to a previous plot purchase from a neighbouring property. Timber fenced boundaries and external water tap.

#### GARAGE

Up and over door from front. Courtesy door from garden. Power and lighting connected throughout.

#### COUNCIL TAX BAND D

ROCHFORD DISTRICT COUNCIL.

