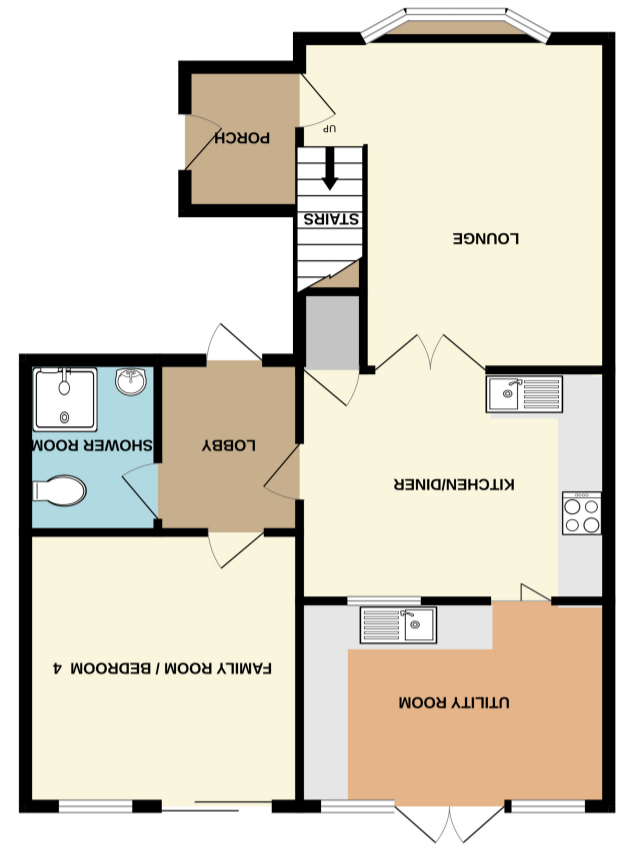
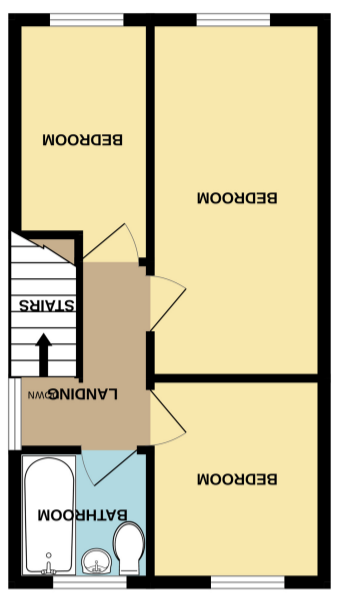


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. 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: 1109 sq.ft. (103.0 sq.m.) approx.  
Made with AutoCAD 2023



Energy Efficiency Rating	
Current	Potential
56	77
<b>England, Scotland &amp; Wales</b> EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	





### BRIEF DESCRIPTION

\*\*\* NO ONWARD CHAIN \*\*\* Elliott and Smith welcome you to view this spacious family home, which has been looked after and loved by one family since this property was built in the 1970s. The owners would now like to pass this property on to another family who can turn this into the home of their dreams, and enjoy many happy years here.

Situated on a huge corner plot, this property boasts unique features to include: Spacious kitchen, PLUS LARGE UTILITY ROOM. AN EXTENSION PROVIDING THE POSSIBILITY OF DUAL LIVING. The extension, accessed via a separate front door, or through the main kitchen, boasts a LARGE SECOND FAMILY ROOM OR 4TH BEDROOM PLUS SHOWER ROOM. There is some work to do in the property and is therefore priced accordingly. Conveniently located close to all amenities, Rayleigh High Street, Rayleigh Train Station, and catchment area to excellent schools. The property requires some work and modernisation and is therefore priced accordingly. Guide Price £325,000 - £350,000. VIEWINGS HIGHLY RECOMMENDED.



### ENTRANCE PORCH

6' 4" x 4' 5" (1.93m x 1.35m)

### LIVING ROOM

14' 7" x 14' 5" (4.45m x 4.39m)

### KITCHEN/DINING

14' 7" x 9' 10" (4.45m x 3.00m)

### UTILITY

13' 7" x 8' 6" (4.14m x 2.59m)

### BEDROOM ONE

16' 2" x 8' 5" (4.93m x 2.57m) to include built-in-robos.



### BEDROOM TWO

9' 2" x 8' 3" (2.79m x 2.51m) to include built-in-robos.

### BEDROOM THREE

10' 8" x 5' 10" (3.25m x 1.78m)

### BATHROOM

### DOWNSTAIRS SHOWER ROOM

7' 8" x 5' 5" (2.34m x 1.65m)

### SECOND RECEPTION ROOM/BEDROOM FOUR

12' 8" x 11' 1" (3.86m x 3.38m)

### ADDITIONAL INFORMATION

Property built circa 1975  
Rear Extension built approx. 1998  
Side Extension built 2003 Comprising of Timber Frame and 4 inch Insulation to Roof, Walls and Flooring.  
Separate Distribution Board & Independent Electrical Supply Fed From Main Supply to Property  
Power & Lighting to Garage  
Boiler Serviced Annually  
Garage & Off-Street Parking

### COUNCIL TAX BAND C

ROCHFORD DISTRICT COUNCIL

