

Telephone

+44 (0)1268 947947

sales@elliottandsmith.co.uk

Website

www.elliottandsmith.co.uk

Elliott and Smith Partnership

57 High Street

Rayleigh

Essex SS6 7EW



SALES,
LETTINGS,
ADVICE.



Oakwood Road, Rayleigh
£1,400 pcm

**** VERY WELL MAINTAINED MODERNISED 2 BEDROOM BUNGALOW SHORT WALK TO RAYLEIGH TRAIN STATION & HIGH ST' **** This IMMACULATE EXTENDED bungalow offers a MODERN FITTED KITCHEN & BATHROOM, fully double glazed & MODERN CENTRAL HEATING SYSTEM. The property has a generous garden & off street parking to front. AVAILABLE IMMEDIATELY - subject to references ** Minimum income requirements = £42,000 p/a **

- AVAILABLE TO VIEW NOW!
- TWO BEDROOM EXTENDED BUNAGLOW
- CLOSE TO RAYLEIGH STATION
- QUIET RESIDENTIAL LOCATION
- LARGE GARDEN (APPROX' 75FT)
- OFF STREET PARKING
- MODERN KITCHEN & BATHROOM
- MODERN COMBI' BOILER HEATING SYSTEM
- MODERN DECOR

ENTRANCE HALL

7' 11" x 5' 9" (2.41m x 1.75m) Via newly fitted composite door with upvc double glazed panel to side. Wall mounted radiator. Modern wood effect flooring.

LIVING ROOM

12' 7" x 10' 11" (3.84m x 3.33m) Feature centred ornamental fireplace. Built in shelving inset to alcoves. Flat headed archway opens to kitchen diner. Wall mounted panelled radiator. Modern wood effect flooring.

MODERN FITTED KITCHEN

17' 8" x 10' 3" narrows to 7'3" (5.38m x 3.12m) Double glazed upvc patio doors open to garden. Corresponding window over looking garden to kitchen area. Smooth plastered coved ceiling with spot lights to kitchen area and ceiling light point to dining area. Space and plumbing for washing machine, dishwasher and upright fridge freezer. Concealed recently fitted combi' boiler.

MASTER BEDROOM

13' 5" x 9' 11" (4.09m x 3.02m) Double glazed upvc bay window to front aspect with fitted blinds. Wall mounted panelled radiator. Modern wood effect flooring.

BEDROOM TWO

8' 2" x 8' 5" (2.49m x 2.57m) Dual aspect upvc double glazed windows to front and side aspect with fitted blinds. Wall mounted panelled radiator. Modern wood effect flooring.

RECENTLY FITTED MODERN BATHROOM

5' 11" x 5' 8" (1.80m x 1.73m) Double glazed upvc obscure window to side aspect. White modern suite comprises; Panelled bath with enlarged shower area with thermostatic controlled mixer shower over. Pedestal wash basin and push flush WC. Heated towel rail. Ceramic tiled flooring.

GARDEN

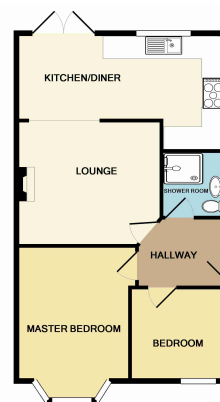
Approximately 75' (22.86m) Side access extends to front drive way via garden gate.

FRONTAGE

Off street parking for two vehicles.

COUNCIL TAX BAND C

ROCHFORD DISTRICT COUNCIL



TOTAL APPROX. FLOOR AREA 565 SQ. FT. (52.5 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.