

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: 1053 sq. ft. (97.9 sq.m.) approx.



1ST FLOOR: 520 sq. ft. (48.3 sq.m.) approx.

GROUND FLOOR: 534 sq. ft. (49.6 sq.m.) approx.

Energy Efficiency Rating	
Potential	Current
England, Scotland & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	68
E (39-54)	
F (21-38)	47
G (1-20)	
Not energy efficient - higher running costs	



4 Castle Terrace | Rayleigh | Essex | SS6 7HF

Offers In Excess Of £375,000



#### ENTRANCE

Recently installed composite entrance door with opaque double glazed insert into entrance lobby with traditional style flooring and wall mounted tiles at half height. Coved ceiling and inner door with glazed inserts into entrance hall.

#### ENTRANCE HALL

Smooth plastered coved ceiling with ceiling light point and mains wired smoke alarm. Wall mounted central heating thermostat and wall mounted panelled radiator. Carpeted staircase rising to first floor. Doors off to both ground floor reception rooms.

#### BAY FRONTED LIVING ROOM

13' 11" into bay - narrows to 11' 10" (4.24m x 3.61m) x 12' 1". UPVC double glazed sash style recently installed Bay window to front. Smooth plastered ceiling with ornate tradition effect cornicing and ceiling rose with ceiling light point. Wall mounted double banked panelled radiator. Victorian style feature style cast iron fireplace. Wood laminate flooring laid throughout.

#### DINING ROOM

12' 10" x 11' 10" (3.91m x 3.61m) Recently installed UPVC double glazed window to rear aspect. Smooth plastered coved ceiling with ceiling light point. Wall mounted double banked panelled radiator. Chimney breast with timber fireplace surround and tiled hearth. Wood laminate flooring laid throughout. Opening through to internal lobby.

#### LOBBY

Smooth plastered ceiling with ceiling light point. Wall mounted panelled radiator. Door to downstairs storage cupboard housing electricity fuseboard and electric meter. Continuation of wood laminate flooring from dining room. Door to ground floor WC.

#### GROUND FLOOR WC

3' 5" x 3' 0" (1.04m x 0.91m) Obscure UPVC recently installed double glazed window to side aspect. Smooth plastered ceiling with ceiling light point. Wall mounted panelled radiator. Suite comprises of a push flush WC and wash basin with mixer tap and quartz tiled splashback inset to vanity storage unit. Quartz tiled flooring throughout.

#### KITCHEN

12' 4" x 9' 10" (3.76m x 3.00m) UPVC double glazed opening doors to timber decking area and corresponding double glazed window to side. Smooth plastered ceiling with two ceiling light points. Modern fitted kitchen comprising of a range of handle less wall mounted and base level kitchen cabinet units and drawers. Quartz style worktops incorporating a four ring electric hob and stainless steel sink unit with mixer tap & drainer. Integral oven, space & plumbing for washing machine. Undercounter fridge and undercounter freezer. Integral slimline dishwasher. Built in cupboard housing combi boiler. Ceramic tiled bevelled brick splashbacks. Natural stone effect tiled flooring.



#### FIRST FLOOR LANDING

20' 1" x 5' 7" narrowing to 3'7". Via carpeted staircase with timber handrail. Access to loft. Smooth plastered coved ceiling with three ceiling light points and ceiling mounted smoke alarm. Carpet laid throughout. Wall mounted panelled radiator.

#### BEDROOM ONE

15' 9" x 11' 10" (4.80m x 3.61m) Two recently installed UPVC double glazed sash style windows to front aspect. Smooth plastered ceiling with ceiling light point. Wall mounted double banked panelled radiator. Feature Victorian cast iron fireplace. Carpet laid throughout.

#### BEDROOM TWO

11' 11" x 9' 7" (3.63m x 2.92m) Recently installed UPVC double glazed window to rear aspect. Smooth plastered ceiling with ceiling light point. Wall mounted double banked panelled radiator. Feature Victoria style cast iron fireplace. Carpet laid throughout.

#### BEDROOM THREE

8' 6" narrows to 7' 10" x 9' 11". Recently installed UPVC double glazed window to rear aspect. Smooth plastered ceiling with ceiling light point. Wall mounted panelled radiator. Carpet laid throughout.

#### BATHROOM

8' 0" x 5' 7" narrowing to 3'10". Recently installed obscure UPVC double glazed window to side aspect. Smooth plastered ceiling with inset LED spotlighting. Wall mounted extractor vent. Suite comprises of a panelled bath with bath mixer taps and thermostatic mixer shower over. Pedestal wash basin with mixer tap. Push flush WC, chrome heated towel rail. Tiled flooring laid throughout.

#### REAR GARDEN

Commences with a raised timber decked area and access gate providing access either end of the terraces. Steps down to remainder of the garden comprising of a small lawn area with established shrubs and aster tree. Remainder of garden with an array of flower bed and shrub borders. Timber fenced boundaries to all visible aspects. Outside garden tap.

#### COUNCIL TAX BAND C

Rochford District Council

