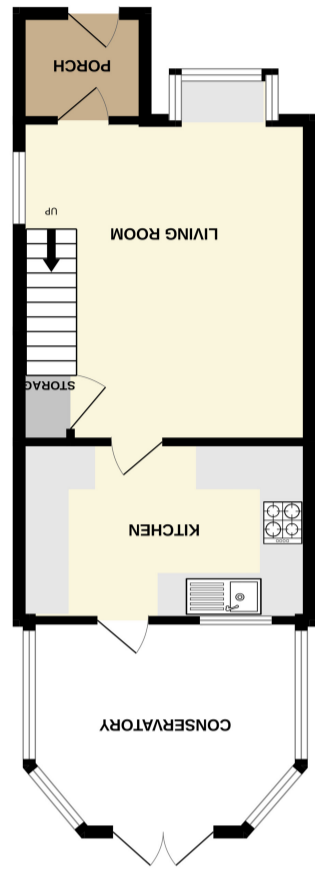
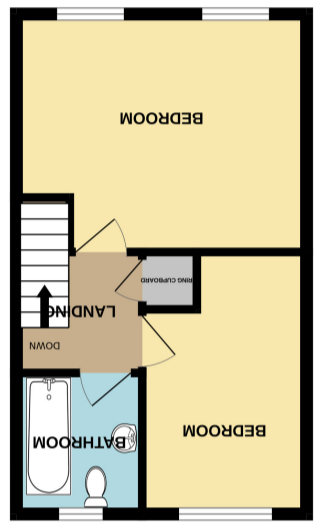


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. 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: 758 sq ft (70.4 sq m) approx. Made with Metagrip 2023

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





BRIEF DESCRIPTION

*** NO ONWARD CHAIN *** Elliott and Smith invite you to view this warm and welcoming property, which is immaculately presented, stylish decor and in pristine condition. A beautiful home sure to impress! An ideal property, whether you are a first time buyer, downsizing, or looking for a fabulous investment...this is a must view property!

Situated in a quiet cul-de-sac, this attractive property is close to Rayleigh Train Station and High Street. For the nature lovers, Wheatley Woods provides for an excellent nature spotting adventure and scenic walks. This two bed semi-detached home boasts: Conservatory; Spacious kitchen & integrated appliances; Spacious light and bright living room; Fully-fitted robes and dresser to main bedroom; Low maintenance fully fenced garden & large shed.

This property is sure to sell quickly, so please contact us immediately to book your viewing.

PORCH

5' 2" x 4' 3" (1.57m x 1.30m)

LIVING ROOM

14' 9" (17' 1" into bay) x 13' 4" (4.50m x 4.06m) Plenty of natural light flows through this lovely living area with features to include: Bay Window to Front Aspect; Blinds and Curtains to Bay and Side Aspect Windows; Feature Fireplace with Electric Heater; Two Radiators; Carpeted flooring; Wall and Ceiling light fittings; Under-Stairs Storage Cupboard Measuring 6' 5" x 2' 9".

KITCHEN

13' 3" x 9' 10" (4.04m x 3.00m) Cook up some culinary delights in this impressive and stylish kitchen! From the cabinetry to the flooring, all exquisitely fitted, laid, and of top quality. Kitchen boasts a plethora of wall and base units, with under cabinet lighting. Integrated appliances include: Washing Machine; Bosch Fridge and Freezer; Bosch Dishwasher; Bosch Double Electric Oven; Bosch Gas Hob. Mixer Taps to sink; Tiled Splashbacks; Ceiling Light Fittings; Quality Hard Wearing Rhino Flooring.

CONSERVATORY

11' 3" x 9' 10" (3.43m x 3.00m) Offering great additional space, perfect for dining, entertaining, home office, or simply relaxing in. A versatile room to suit your individual needs, to include: Roller Blinds to Windows; Ceiling Light Fitting; Hard Wearing Rhino Flooring; Radiator; French Doors Leading to Rear Garden.

BEDROOM ONE

12' 3" x 11' 1" (3.73m x 3.38m) Spacious double bedroom boasting: Ample Built-in Robes, Dresser and Bedside Cabinets; Blinds and Curtains to Windows; Newly Laid Carpet; Radiator; Ceiling Light Fitting; Ceiling Spot Lights

BEDROOM TWO

10' 2" x 7' 3" (3.10m x 2.21m) Double bedroom with: Fully-Fitted Robes and Dresser; Newly Laid Carpet; Blinds and Curtains to Window; Radiator; Ceiling Light Fitting.

BATHROOM

6' 4" x 5' 8" (1.93m x 1.73m) Three-piece bath suite comprising of: Bath with Mixer Taps and Hand Held Shower; Over Bath Wall Mounted Shower; Four Panel Folding Shower Screen; Vanity Unit; Mixer Taps to Basin; WC. Polished Chrome Wall-Mounted Towel Radiator; Fully Tiled Walls and Flooring; Roller Blind to Window; Wall-Mounted Mirror.

REAR GARDEN

Beautiful, low maintenance garden offering: Peace and Privacy; Paved with Side Raised Borders Filled With Colourful Plants and Shrubs; Large Storage Shed with Power; External Lights and Tap; Lockable Gate to Side Access.

ADDITIONAL INFORMATION

Council Tax Band C
Rochford Council
Property Built Mid 1990s
Loft: Partly Boarded and Fully Insulated
Boiler: Serviced Annually British Gas
Alarm and Sensor to Property
Newly Laid Carpets
Newly Installed Front Door
Newly Installed Soffits and Guttering
Power and Lighting to Garden Shed
Outside Lighting and Outside Tap
2 Parking Spaces to Side of Property

