



Rayleigh, £399,995, 2 Bedroom Semi Detached Bungalow

Essex Guild Homes are Delighted to Offer For Sale this Well Maintained Semi-Detached Bungalow, Walking distance of Rayleigh Train Station. Nice Size Bungalow with Southerly Facing Well Landscaped Garden. Versatile rooms with Huge Potential for Loft Conversion or Extension. Parking for 2-3 Vehicles

Council Tax Band: C EPC Rating: D Tenure: Freehold



Purleigh Road, Essex, SS6 9AN

TWO BEDROOM SEMI-DETACHED BUNGALOW

SOUTH FACING WELL LANDSCAPED REAR GARDEN

WALKING DISTANCE OF RAYLEIGH TRAIN STATION

GOOD SIZE LOUNGE / FAMILY ROOM OPEN TO DINING ROOM

21FT 8 LOUNGE AREA

10FT 6 DINING ROOM

8FT 2 FITTED KITCHEN

BRAND NEW SUMMER HOUSE / GARDEN SHED

MULTIPLE PARKING

VIEWING HIGHLY RECOMMENDED

Energy Performance Rating: D

Council Tax Band: C

Inspected By: Thomas Devlin-James

Disclaimer: The measurements indicated are supplied for guidance only, potential buyers are advised to re-check the measurements before committing to any expense.

Rooms:

Entrance Hall

Lounge / Family / Dining

23' x 21' 8" (7.01m x 6.60m)

Lounge / Family Room with Patio Doors to Rear Garden

21' 8" x 9' (6.60m x 2.74m)

Dining Area open to Lounge / Dining Room

10' 6" x 10' (3.20m x 3.05m)

Fitted Kitchen

8' 2" x 7' 1" (2.49m x 2.16m)

Master Bedroom with Fitted Wardrobes

13' x 12' 1" (3.96m x 3.68m)

Bedroom Two with Double Glazed window to Front

12' x 10' (3.65m x 3.05m)

Family Bathroom

Rear Garden Approx 40ft

Front Driveway allowing Multiple Parking





Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.