



## Rayleigh, Offers Over £325,000, Two Bed Semi Detached Bungalow

Walking Distance of Rayleigh **HIGH ST** for this **TWO BED** Semi Bungalow.  
13ft 8 Lounge, 21ft Conservatory, 50/60ft Garden. Clean and Tidy throughout but  
Would **NEED UPDATING** in Kitchen and Bathroom Areas... a Blank Canvas perfect for  
anyone looking to Extend etc perhaps even to a Four Bed Semi..!

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



ESSEX GUILD HOMES

WE VALUE PEOPLE, NOT JUST PROPERTY

Rayleigh, Essex, SS6 7SY

WALKING DISTANCE OF RAYLEIGH HIGH ST

"NO CHAIN" TWO BED SEMI-DETACHED BUNGALOW

CLEAN AND TIDY THROUGHOUT (OLDER STYLE DECOR)

GENERAL UPDATING INCLUDING NEW KITCHEN AND BATHROOM WOULD BE BENEFICIAL

LOUNGE 13FT 8 / CONSERVATORY 21FT 9 / BEDS TO FRONT AND REAR

BEAUTIFULLY LANDSCAPED 50/60FT REAR GARDEN WHICH GETS THE SUN ALL DAY

LOTS OF PARKING TO FRONT

IDEAL TO EXTEND TO REAR

IDEAL FOR LOFT CONVERSION

QUICK MOVE POSSIBLE / VACANT / NO CHAIN

---

Energy Performance Rating: E

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.

**Construction:** Brick Built

**Mobile Connection:** Good 4G and Some 5G

**Broadband:** Standard to Superfast 80 Mbps

Rooms:

Entrance Porch

Entrance Hall

12' 6" (3.81m)

Lounge with Double Glazed Bay Window to Front

13' 8" x 12' (4.16m x 3.65m)

Sun Room with Side Doors to Garden

21' 9" x 7' 1" (6.62m x 2.16m)

Kitchen with Door to Sun Room

7' 10" x 7' 3" (2.39m x 2.21m)

Bedroom to Front

12' 2" x 9' 11" (3.71m x 3.02m)

Bedroom to Rear

10' 2" x 10' (3.10m x 3.05m)

Bathroom with Three Piece Suite

8' 0" x 4' 6" (2.44m x 1.37m)

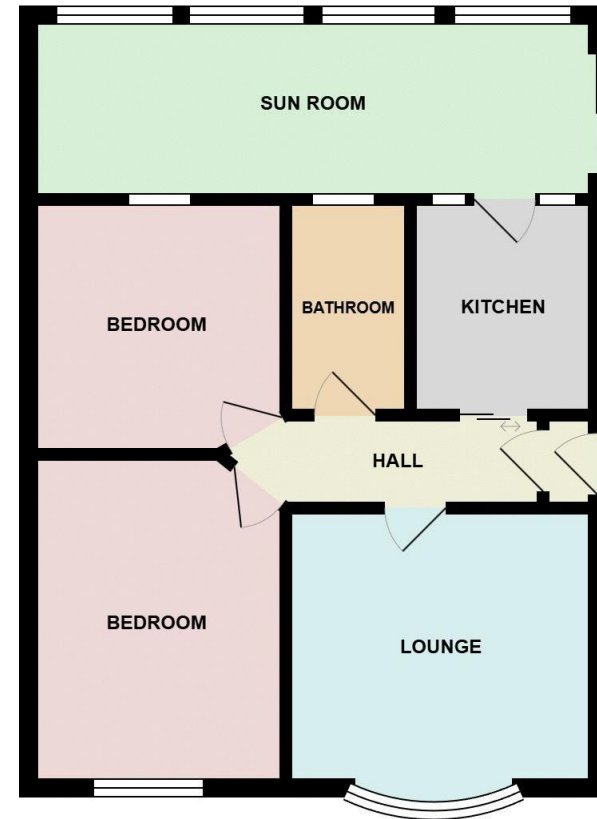
Rear Garden Approx 50ft / 60ft

Front Drive, Paved Allowing Multiple Parking









80 Weir Gardens Rayleigh SS6 7SY

◆ WE VALUE PEOPLE ◆ NOT JUST PROPERTY ◆