

ESSEX GUILD HOMES: | 75 EASTWOOD ROAD, RAYLEIGH, ESSEX, SS6 7JN | TEL NO: 01268 777728 | www.essexguildhomes.co.uk



Rayleigh, Guide Price £375,000 - £385,000, 3 Bed Semi Detached House

Essex Guild are Delighted to Offer this Lovely Three Bed Family Home For Sale. Positioned just a Short Walk to Rayleigh Train Station and Easy Access for Buses, A127 / A13 Roads, Good Schools Nearby Including Our Lady Of Ransom Primary. Well Decorated throughout. Plenty of Parking to Front

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



Clavering Court, Essex, SS6 9SF

QUIET CUL-DE-SAC LOCATION

SEMI-DETACHED FAMILY HOME WITH THREE BEDROOMS (2 LARGE DOUBLES & 1 LARGE SINGLE)

"LEAVE THE CAR AT HOME" AND WALK TO THE TRAIN STATION IT'S ONLY HALF A MILE AWAY !

MODERN AND VERY WELL DECORATED THROUGHOUT

FRONT TO BACK LOUNGE WITH WINDOW TO FRONT AND DOUBLE DOORS TO GARDEN

LONG DUAL ASPECT FITTED KITCHEN / DINING ROOM

FITTED DOUBLE COOKER, HOB, EXTRACTOR FAN, DISHWASHER, FRIDGE & FREEZER

ADDITIONAL UTILITY CUPBOARD IN KITCHEN WITH SPACE FOR WASHER / DRYER AND LOTS OF STORAGE

OUR LADY OF RANSOM PRIMARY SCHOOL CLOSE BY

SHORT WALK TO RAYLEIGH TOWN CENTRE

Energy Performance Rating: C

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:

Open Covered Entrance Porch
with Lighting & Storage

Entrance Hall
with Stairs to 1st Floor and Under Stairs Storage
9' 5" max x 5' 4" (2.87m x 1.62m)

Through Lounge
with Fireplace & Double Opening Doors to Rear Garden
18' 4" x 10' 1" (5.58m x 3.07m)

Kitchen / Dining Room
17' 8" x 12' 7" (5.38m x 3.83m)

Kitchen Area
with Modern Fitted Units and Fitted Cooker, Hob, Extractor, Dishwasher, Fridge, Freezer

Walk-in Pantry
with Lighting, Shelving, Space / Plumbing for Washer Dryer
5' 4" (1.62m)

Dining Area
with Double Glazed Window to Front / Space to Seat 6 to 10 Persons

General Notes:

Construction : Standard Brick Built with Cavity Insulation

Mobile Connection : Good Outdoor & Inside Connections

Broadband : Standard

First Floor Landing with Fitted Cupboard and Loft Access
10' 5" (3.17m)

Bedroom One
with Double Glazed Window to Front and Built-in Deep Wardrobe
11' 10" x 10' 1" (3.60m x 3.07m)

Bedroom Two with Double Glazed Window to Front
11' 10" x 10' 4" (3.60m x 3.15m)

Bedroom Three
with Double Glazed Window to Rear
and Deep Recess Behind Door for Storage/Wardrobe
10' 3" max x 7' 3" max (3.12m x 2.21m)

Modern Family Bathroom
with Three Piece Suite / Rainfall Shower over Bath
with Separate Hose Attachment
5' 8" x 5' 5" (1.73m x 1.65m)

Separate WC
with Adjoining Wall to Bathroom (could be knocked through if needed)
5' 0" x 4' 0" (1.52m x 1.22m)

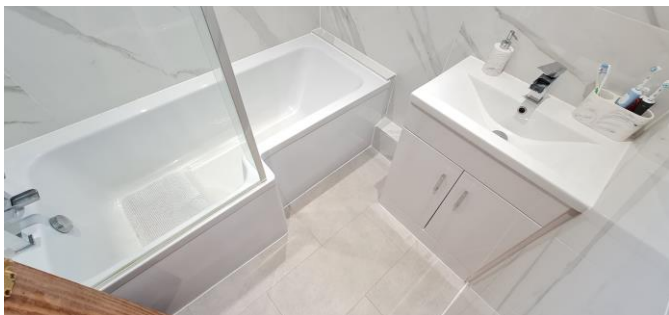
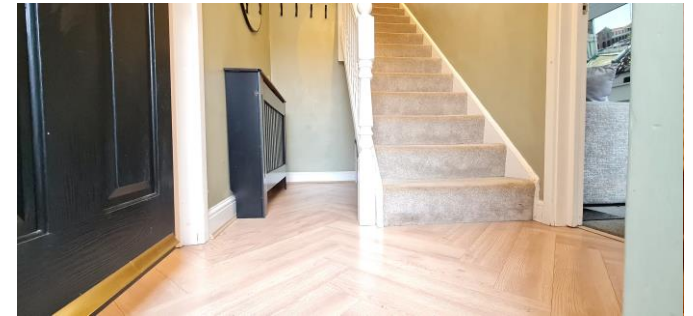
South Facing Rear Garden
with Shaped Patio, Lawn, Gate provides Secure Side Access
& Large Covered Storage to Side

Small Front Garden Area with Decorative Beds

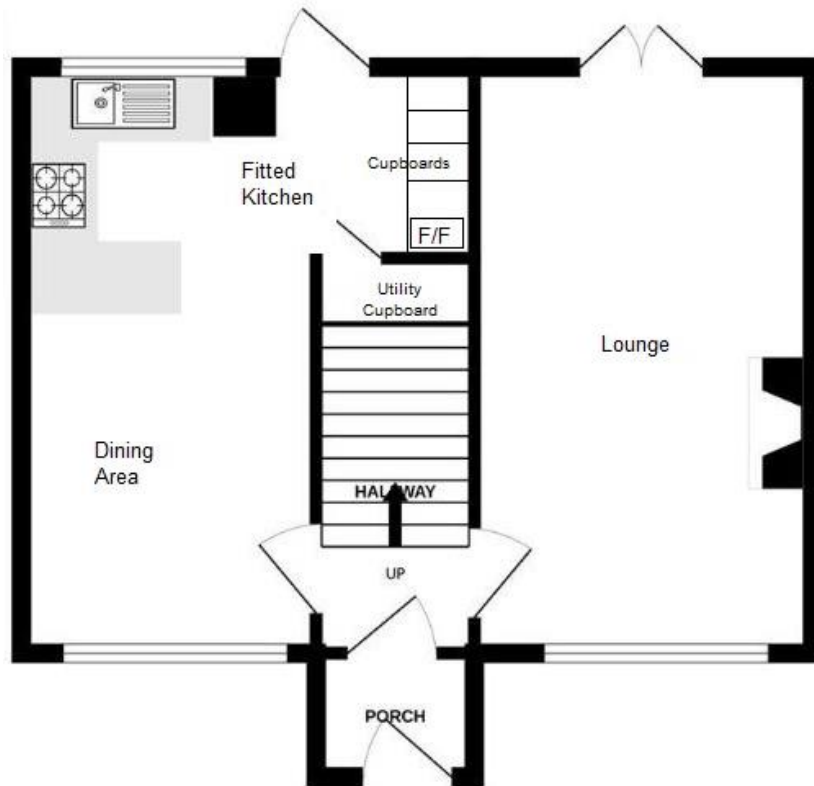
Parking: Lots of Parking to Front







GROUND FLOOR
432 sq.ft. (40.2 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.

