

**To arrange a viewing contact us
today on 01268 777400**



ASPIRE

ASPIRE
ESTATE AGENTS



ASPIRE



ASPIRE



ASPIRE

Truro Crescent, Rayleigh Guide price £400,000

Aspire Estate Agents are delighted to present this beautifully maintained three-bedroom semi-detached home, ideally situated on the ever-popular Downhall Park Road Estate. Perfectly positioned within easy reach of local amenities and just a short walk from Rayleigh Station, this property offers both convenience and comfort in a sought-after location. Guide Price £400,000 to £425,000.

The home features bright, well-proportioned accommodation throughout, including a spacious lounge/diner filled with natural light, a well-equipped fitted kitchen, and a convenient ground floor WC. Upstairs, there are three bedrooms and a modern family bathroom, providing ideal living space for families or professionals alike.

Outside, the property boasts a meticulously kept rear garden, perfect for outdoor entertaining or quiet relaxation, complete with a versatile garden cabin. To the front, you'll find a charming garden, off-street parking via the private driveway, and access to a single garage.

www.aspireestateagents.co.uk

Entrance Hall

Welcoming entrance area with access to the kitchen, lounge/dining room, WC, and staircase.

Kitchen

3.01m x 2.86m (9'11" x 9'5")

Modern kitchen with window to front aspect.

Lounge/Dining Room

5.07m x 4.48m (16'8" x 14'8")

Spacious open-plan reception area with rear garden access and ample space for both lounge and dining zones.

Cloakroom/WC

Convenient ground floor WC located off the lounge/dining room.

Landing

Doors opening to all rooms

Bedroom 1

3.76m x 2.95m (12'4" x 9'8")

Generous double bedroom with window to rear.

Bedroom 2

3.49m x 2.95m (11'5" x 9'8")

Another spacious double room, front facing.

Bedroom 3

2.58m x 2.14m (8'6" x 7'0")

Ideal as a child's bedroom, guest room or study.

Bathroom

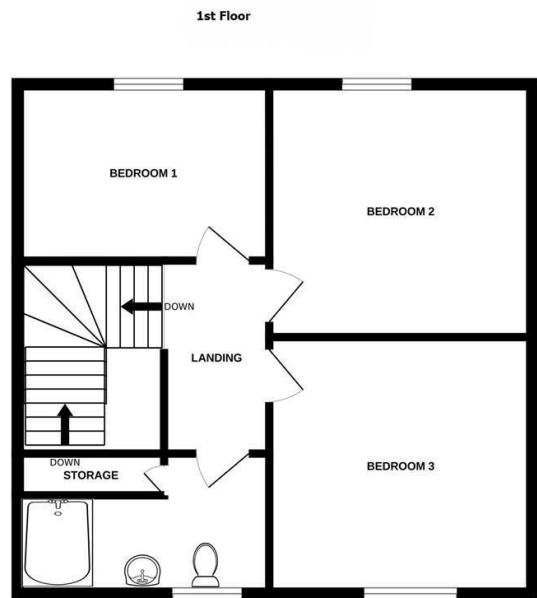
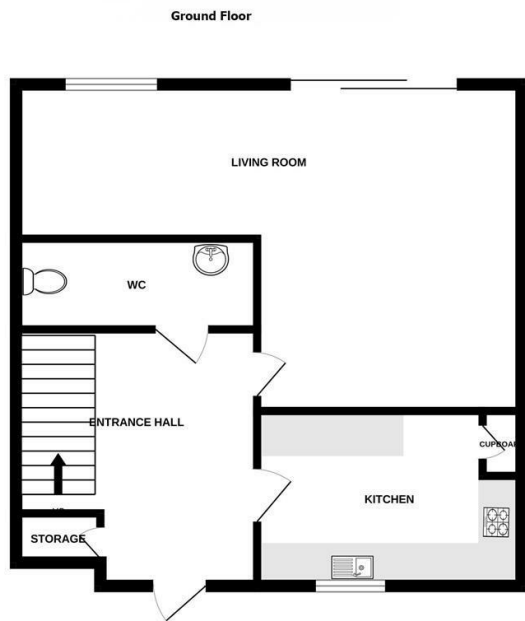
2.75m x 1.91m (9'0" x 6'3")

Family bathroom with bath, WC, and wash basin.

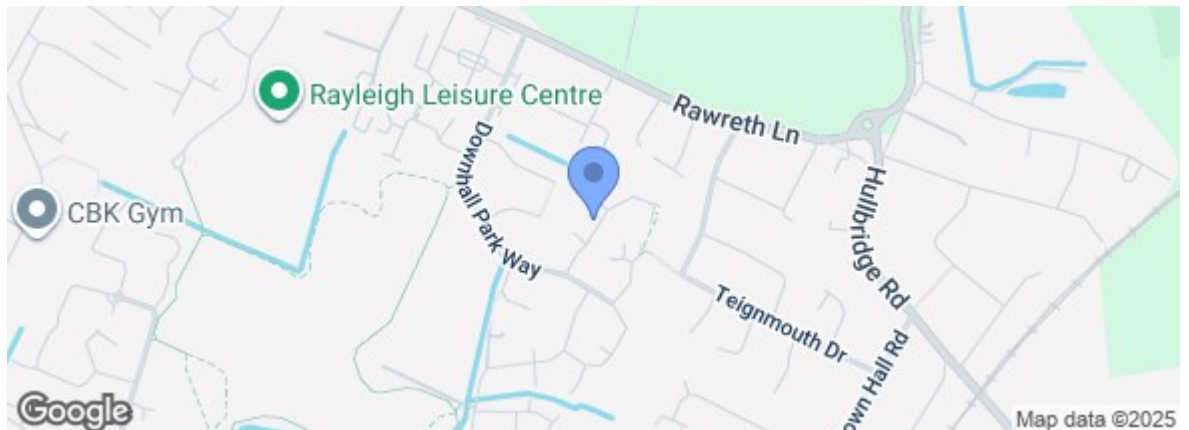
Garage

5.27m x 2.23m (17'3" x 7'4")

Accessible from the rear, ideal for storage or parking.



| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales EU Directive 2002/91/EC | | | |
| Environmental Impact (CO ₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales EU Directive 2002/91/EC | | | |



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.