

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



Kestrel Grove, Rayleigh £1,400 Per month

Aspire Estate Agents are delighted to offer this immaculate TWO bedroom home for rent in a prime location within Rayleigh. The property has TWO allocated parking bays to the front, a beautiful west facing rear garden, spacious lounge, open plan kitchen diner & two good sized bedrooms. The property is situated just a 10 minute walk from Rayleigh main line train station. Call us ASAP to book your internal viewing now....

ENTRANCE

Entrance door into hallway comprising smooth ceiling with fixed ceiling light, stairs leading to first floor landing, radiator, laminate flooring.

LOUNGE

14'07 x 13'00 (4.45m x 3.96m)

Smooth plastered walls and ceilings, standard light fittings, wood effect flooring, UPVC double glazed window to front aspect

KITCHEN

12'10 x 9'11 (3.91m x 3.02m)

Range of wall and base level units with roll top work surfaces above incorporating stainless steel sink and drainer unit, integrated four ring gas hob with extractor unit over, integrated oven, space for washing machine, space for fridge freezer, space for dishwasher, double glaze window to rear, double glazed French doors to rear leading to rear garden, smooth ceiling with fixed ceiling light, radiator, laminate flooring.

BATHROOM

8'10 x 4'9 (2.69m x 1.45m)

Three piece suite comprising panelled bath with handheld shower attachment over, pedestal wash hand basin, low level dual flush w/c, double glazed obscure window to rear, smooth ceiling with fitted spotlights, partially tiled walls, chrome heated towel rail, tiled flooring.

BEDROOM 2

11'2 x 7'11 (3.40m x 2.41m)

Double glazed window to rear, smooth ceiling with pendant lighting, radiator, carpeted flooring.

MASTER BEDROOM

12'06 x 11'06 (3.81m x 3.51m)

Double glazed window to front, smooth ceiling with pendant lighting, radiator, storage cupboard over stairs, built in wardrobes, carpeted flooring.

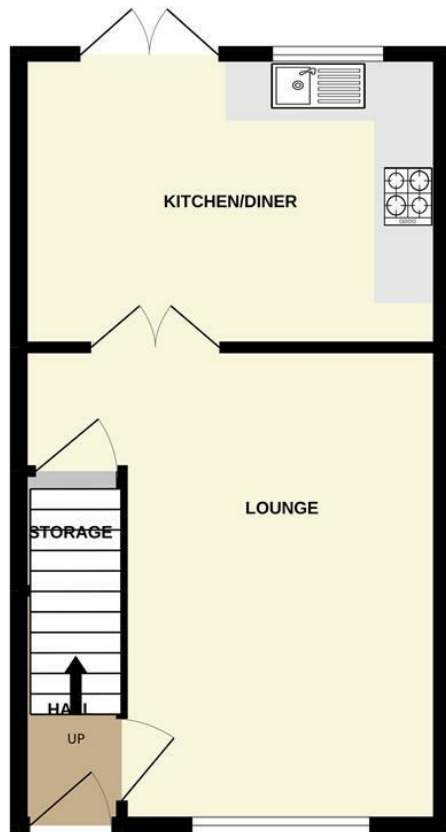
REAR GARDEN

Slab paved seating area leading to remainder laid to lawn, side gated access to front garden, shed at rear to remain.

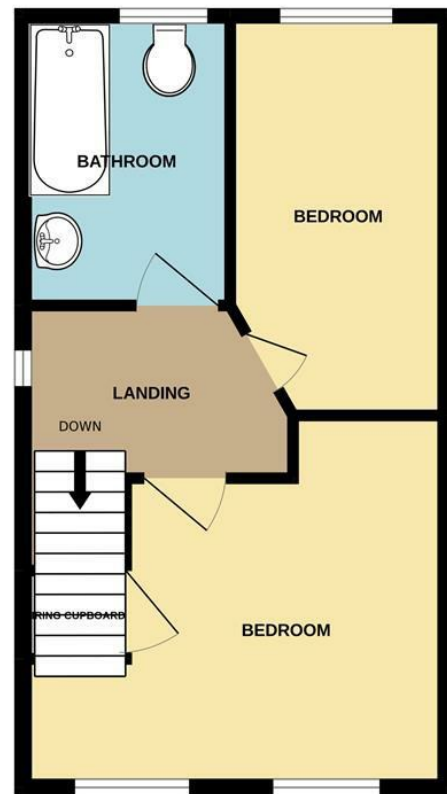
FRONT GARDEN

Slab paved pathway leading to front entrance door with shingled areas to sides, side gated access to rear garden, allocated off street parking for two vehicles to front.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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			



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