

12-14 Berrys Arcade
High Street
Rayleigh
SS6 7EF

Tel: 01268 770728
info@stgeorgehomes.co.uk
www.stgeorgehomes.co.uk



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	

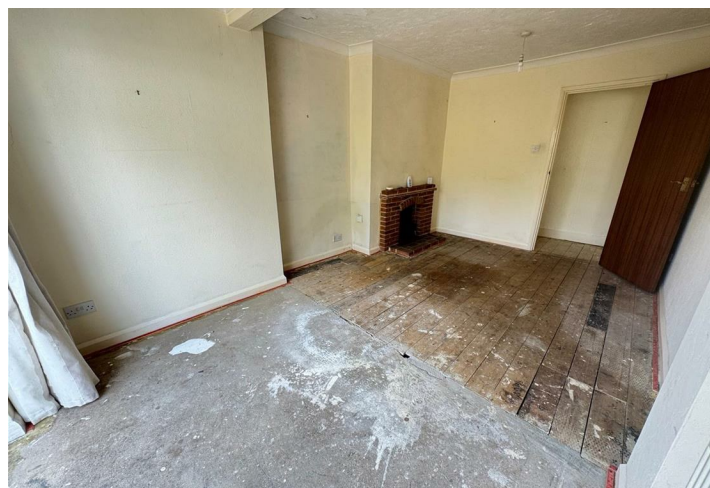
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(81-91) A			
(69-80) B			
(55-68) C			
(39-54) D			
(21-38) E			
(1-20) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



61 Church Road
Hadleigh, SS7 2DW
£305,000

- Close To Town Centre
- No Onward Chain
- 2 Bedrooms
- 16' Lounge
- Modern Kitchen
- Shower Room
- UPVC Double Glazing & Gas Central Heating
- 85' Rear Garden
- Off Road Parking
- Much Scope & Potential





**** 2 BEDROOM BUNGALOW WITH NO ONWARD CHAIN ****

A ideal opportunity to stamp your own style to this 2 bedroom semi detached bungalow offering much scope & potential to improve & extend (stp)

The property offers 2 spacious bedrooms, 16' lounge, kitchen & shower room, UPVC double glazing Gas central heating

Externally the property has the added advantage of an 85' (approx.) rear garden & off road parking

ACCOMMODATION

RECEPTION HALL

UPVC double glazed door, coving, access to loft space, radiator,

LOUNGE 16' x 11'8 (4.88m x 3.56m)

UPVC double glazed French doors to rear garden, feature brick built open fire place, coving, radiator, power points,

KITCHEN 12'6 x 5'6 (3.81m x 1.68m)

UPVC double glazed window to rear, fitted range of light oak style eye level & base level units, rolled edge worktops incorporating, stainless steel sink drainer with mixer taps, electroc 4 ring hob and oven below, plumbing for washing machine, splash back tiling, radiator, power points,

BEDROOM 1 11'8 x 12'9 (3.56m x 3.89m)

UPVC double glazed bay window to front, coving, radiator, power points,

BEDROOM 2 13' x 9' (3.96m x 2.74m)

UPVC double glazed window to side, coving, radiator, power points,

SHOWER ROOM

UPVC double glazed window to side, modern white suite comprising large shower cubicle with fixed glazed panel rainfall shower & hand attachment, low level wc, pederstal wash hand basin, splash back tiling & waterproof panelling, radiator,

OUTSIDE

REAR GARDEN 85' (25.91m)

Patio area leading to lawn, shrubs & fruit trees, access to front via pedestrian gate, shed,

FRONT GARDEN

Parking for two cars