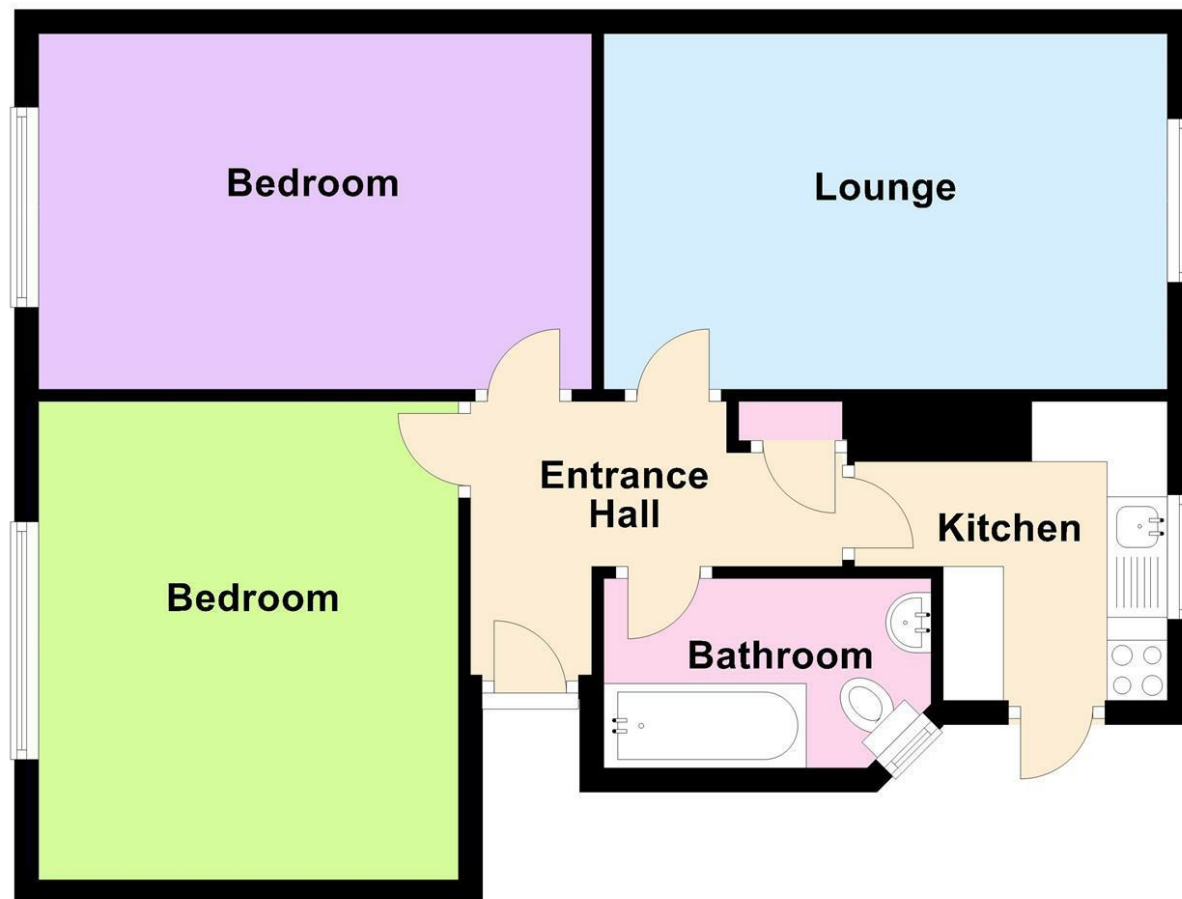


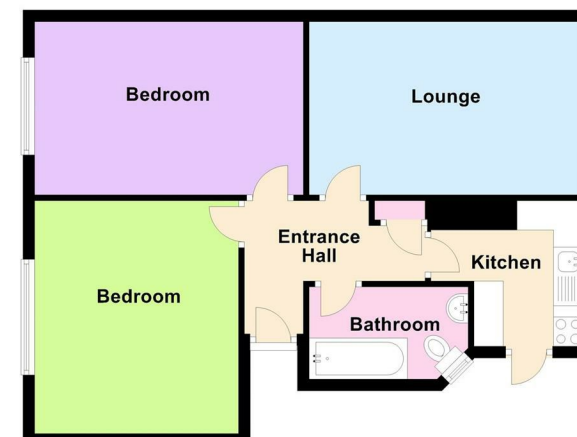
## Ground Floor



## Benleigh House Down Hall Road Rayleigh, SS6 9JS £215,000

- Minutes Walk To Station
- 2 Double Bedrooms
- Spacious Lounge
- Kitchen
- Bathroom/wc
- UPVC Double Glazing & Gas Central Heating
- Purpose Built
- Close to Local Shops
- Ideal First Purchase or Investment
- No Onward Chain

## Ground Floor



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		69	77
EU Directive 2002/91/EC			

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





#### \*\*\*\* SPACIOUS 2 BEDROOM FLAT CLOSE TO STATION \*\*\*\*

This first floor flat offers well proportioned accommodation with two double bedrooms, kitchen, bathroom/wc, 15' lounge, UPVC double glazing, gas central heating, & garden, Situated within a short walk to Rayleigh Station & local shops whilst the High Street is also within easy reach,

The property is being offered with no onward chain

#### ACCOMMODATION

Communal door with entryphone system, stairs to first floor, door to:

#### RECEPTION HALL

Storage cupboard, power points, entryphone,

#### LOUNGE 15'1 x 9'3 (4.60m x 2.82m)

UPVC double glazed window to rear, feature fireplace, coving, radiator, power & Tv points,

#### KITCHEN 8' x 8' max (2.44m x 2.44m max)

UPVC double glazed window to rear & further door leading to balcony & stairs to garden, fitted range of eye level & base level units, rolled edge worktops, sink drainer, space for cooker, plumbing for washing machine, splash back tiling, wall mounted combination boiler, power points, tiled floor, radiator,

#### BEDROOM 1 13'3 x 11'3 (4.04m x 3.43m)

UPVC double glazed window to front, coving, radiator, power & Tv points,

#### BEDROOM 2 15' x 9'3 (4.57m x 2.82m)

UPVC double glazed window to front, coving, radiator, power & Tv points

#### BATHROOM

UPVC double glazed window to rear, white suite comprising, paneled bath with shower over & fitted screen, low level wc, pedestal wash hand basin, splash back tiling,

#### OUTSIDE

#### REAR GARDEN

To the rear is an enclosed garden with side access & further access to the rear staircase,

#### FRONT GARDEN

Laid to lawn & shrub beds, to the side is a communal parking area