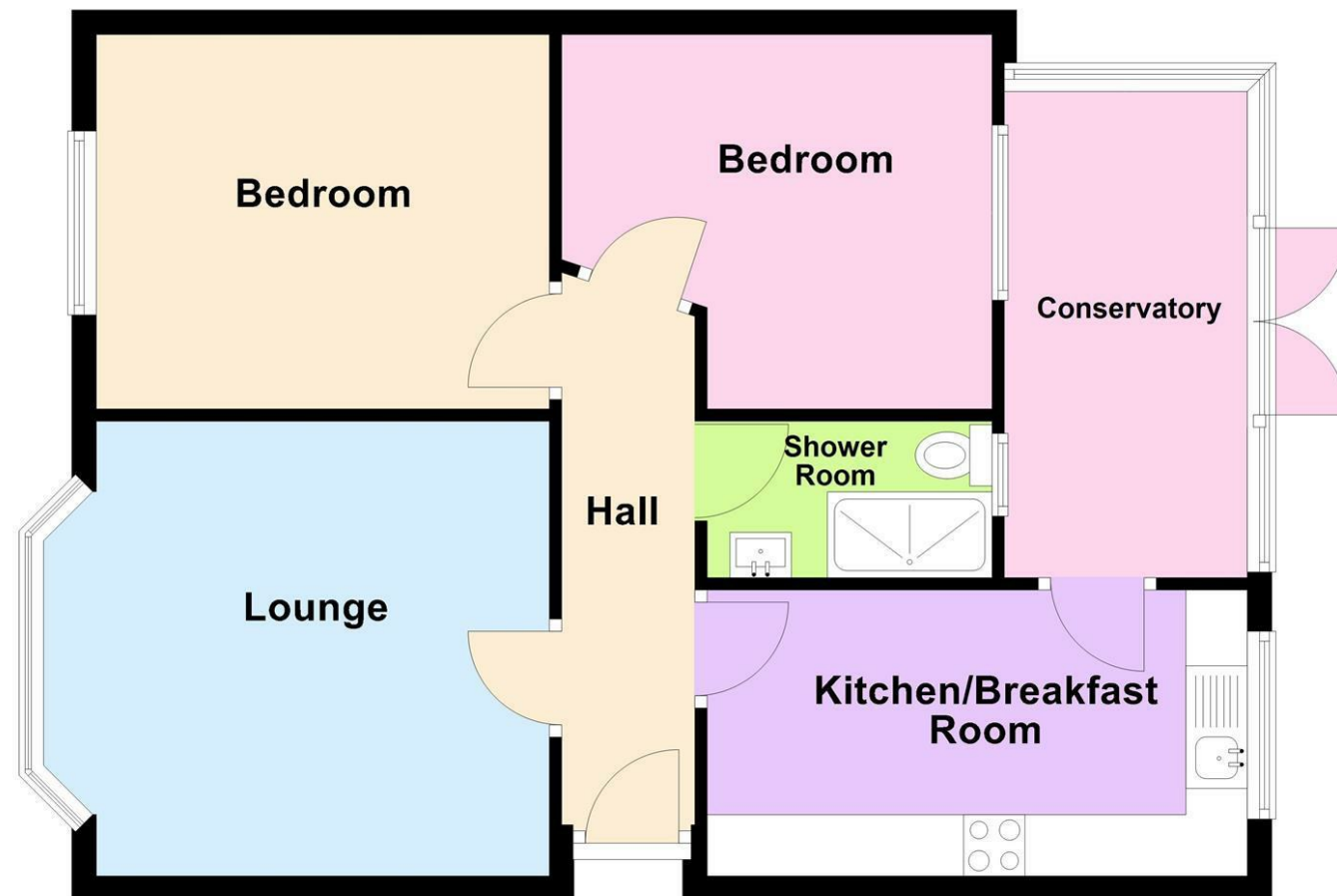


Ground Floor



31 Copford Avenue
Rayleigh, SS6 8RL
£385,000

- Sought After Location
- 2 Double Bedrooms
- Kitchen/Breakfast Room
- Modern Shower Room
- Conservatory
- Lounge
- Delightful Garden
- Off Road Parking
- Well Maintained
- No Onward Chain



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			90
(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	



**** WELL MAINTAINED 2 BEDROOM SEMI DETACHED BUNGALOW WITH SUPER GARDEN ****

St George homes are pleased to offer for sale this well maintained 2 bedroom semi detached bungalow with off road parking & a delightful secluded garden. The property offers 2 good sized bedrooms, modern shower room, kitchen/breakfast room, conservatory, UPVC double glazing, gas central heating. Situated in a popular location close to local shops and bus routes to Rayleigh High Street & Station, The property is being offered with no onward chain

ACCOMMODATION

RECEPTION HALL

UPVC double glazed door to:, picture rail, access to loft space

LOUNGE 13'8 x 12' (4.17m x 3.66m)

UPVC double glazed bay window to front, feature fireplace with raised hearth, picture rail, Tv & power points, radiator,

KITCHEN/BREAKFAST ROOM 14'7 x 7'5 (4.45m x 2.26m)

UPVC double glazed window to rear & door to conservatory, fitted with a modern range of Beech wood style units to both eye level & base level units, rolled edge worktops incorporating stainless steel sink drainer, free standing oven with extractor, plumbing for washing machine, radiator, power points, wall mounted boiler,

UPVC DOUBLE GLAZED CONSERVATORY 12'3 x 6'7 (3.73m x 2.01m)

UPVC double glazed windows to two elevations & French doors to the rear garden, radiator, power points,

BEDROOM 1 12'4 x 10'1 (3.76m x 3.07m)

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

BEDROOM 2 11'1 x 10'7 (3.38m x 3.23m)

UPVC double glazed window to rear, radiator, power points,

SHOWER ROOM

UPVC double glazed window to rear, modern white suite comprising low level wc, vanity wash hand basin with storage cupboard below, large shower with fitted glazed screen, rain fall shower with hand attachment, heated towel rail, extractor fan,

OUTSIDE

REAR GARDEN 50' (15.24m)

A delightful rear garden with patio area leading to lawn with established and well stocked flower & shrub

borders, further raised planters, trees, timber shed, tap, access to front, tap,

FRONT GARDEN & PARKING

The front garden provides parking for 2/3 cars, retaining front boundary wall, and shrub beds