



Shakespeare Avenue | Rayleigh | SS6 8YB

Guide Price £400,000- £425,000

bear
Estate Agents

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Nestled in the charming area of Shakespeare Avenue, Rayleigh, this delightful house offers a perfect blend of comfort and style. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample opportunity for relaxation and entertaining, making it easy to host friends and family.

The layout of the home is both practical and welcoming, allowing for a seamless flow between the living spaces. The surrounding area boasts a friendly community atmosphere, with local amenities and parks just a short distance away, enhancing the appeal of this lovely residence.

Whether you are looking to settle down in a family-friendly neighbourhood or seeking a peaceful retreat, this property on Shakespeare Avenue is sure to meet your needs. With its attractive features and prime location, it presents an excellent opportunity for those looking to make a house their home.

- Three Bedroom Semi-Detached Property
- Detached Garage
- Plenty Of Storage
- Close To Amenities
- Off Street Parking For Multiple Vehicles
- Open Plan Kitchen/Lounge/Diner
- Close To Schools
- Outbuilding With Power And Electric

Hallway

13'03 x 5'11 (4.04m x 1.80m)

Carpet throughout, double glazed obscure window to the front aspect, stairs to first floor accommodation, under stair storage cupboard.

Kitchen/Diner

16'10 x 11'6 (5.13m x 3.51m)

Kitchen comprises of wood effect top and base level units with granite worksurface, stainless steel sink, plumbing for washing machine, integrated dishwasher, four ring gas hob, double glazed window to the rear aspect, double glazed French doors to the rear aspect





Lounge

13'04 x 10'07 (4.06m x 3.23m)

Carpet throughout, double glazed window to the front aspect, wall mounted radiator, open into the kitchen/diner.

Landing

8'4 x 7'3 (2.54m x 2.21m)

Carpet throughout, double glazed window to the side aspect, access into all bedrooms and bathroom.

Bedroom One

12'09 x 10'02 (3.89m x 3.10m)

Carpet throughout, double glazed window to the front aspect, integrated storage cupboard, wall mounted radiator.

Bedroom Two

9'6 x 9'2 (2.90m x 2.79m)

Carpet throughout, double glazed window to the rear aspect, built in wardrobe, wall mounted radiator.

Bedroom Three

9'4 x 6'6 (2.84m x 1.98m)

Carpet throughout, double glazed window to the front aspect, built in storage cupboard, wall mounted radiator.

Bathroom

7'4 x 6'1 (2.24m x 1.85m)

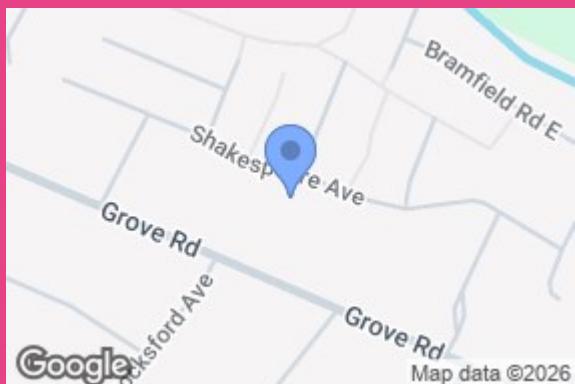
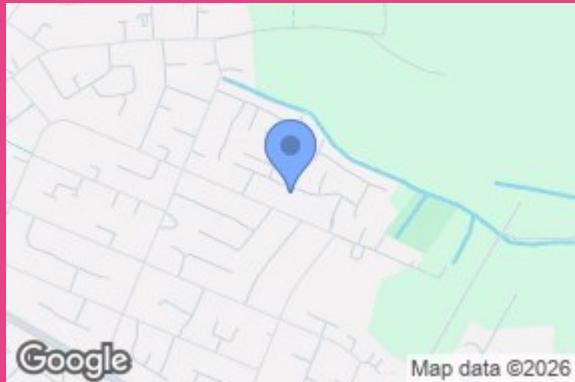
Tiled floors, tiled surrounds, obscure double glazed window to the rear aspect, vanity sink unit with mixer tap, dual flush WC, bath with shower attachments above.

Office

10'3 x 7'11 (3.12m x 2.41m)

Fully insulated, electrics, telephone wire, CCTV, double glazed window to the site aspect, carpet flooring.





GROUND FLOOR
36.6 sq.m. (394 sq.ft.) approx.

KITCHEN/DINER
4.90m x 3.45m
16'1" x 11'4"

LOUNGE
4.02m x 3.09m
13'2" x 10'2"

HALLWAY

1ST FLOOR
36.6 sq.m. (394 sq.ft.) approx.

BEDROOM TWO
3.09m x 2.84m
10'2" x 9'4"

BEDROOM ONE
4.02m x 3.09m
13'2" x 10'2"

BEDROOM THREE
2.64m x 1.81m
8'8" x 5'11"

BATHROOM
2.29m x 1.81m
7'6" x 5'11"

DOWN

WARDROBE

STORAGE

LANDING

STORAGE

TOTAL FLOOR AREA : 73.2 sq.m. (788 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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 (A2 plus)	A	
(B1-91)	B	
(B9-80)	C	
(D5-68)	D	
(E3-54)	E	
(F21-38)	F	
(G1-20)	G	
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

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