



FOR SALE

**Rayleigh Avenue,
Westcliff-On-Sea SS0 7DS**

£275,000 Freehold

- Mid Terrace House
- Three Double Bedrooms
- Two Reception Rooms
- Large Kitchen Diner
- South Facing Rear Garden
- Central Westcliff/Southend Location
- Convenient for Local Amenities
- Close to Local Schools
- Great Travel Routes
- Ideal Investment Purchase

Selling & letting all types of property in Chalkwell,
Westcliff, Leigh, Southend and the surrounding areas.

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Description

Spacious 3 bedroom mid terrace house in a popular Westcliff location, close to local schools and amenities and a great for travel routes. This great size property has two reception rooms plus 18' kitchen diner to the ground floor and three double bedrooms and three piece bathroom to the first floor. Externally there is a pleasant south facing rear garden. A fantastic

family home, this property would also make an ideal investment purchase.

Entrance

Paved front garden and double glazed front door into hallway. The hallway has fitted carpet, radiator, dado rail and doors to all rooms.

Lounge

Lounge to front aspect with double glazed bay window, fitted carpet, radiator, coving and bricked chimney breast. Glazed double doors through to dining room.

Dining Room

Dining room with double glazed window to rear, fitted carpet and radiator. Open through to kitchen diner.

Kitchen Diner

Kitchen to rear with dual aspect double glazed windows, double glazed door to garden, vinyl floor and radiator. The kitchen has a range of wall and base units with rolled edge work surface, tiled splash backs, stainless steel sink & drainer and space for appliances.

First Floor

Stairs to first floor with fitted carpet. The landing has fitted carpet, radiator, dado rail and loft hatch. Doors to all rooms.

Bedroom 1

Bedroom to front aspect with double glazed bay window and further double glazed window, fitted carpet, radiator and fitted cupboard.

Bedroom 2

Bedroom to rear aspect with double glazed window, fitted carpet & radiator.

Bedroom 3

Bedroom to rear aspect with double glazed window, fitted carpet & radiator.

Bathroom

Three piece bathroom comprising of bath with shower over, WC and pedestal wash hand basin.

Garden

South facing rear garden with brick wall to rear and large lawn area.





TOTAL FLOOR AREA: 1150 sq.ft. (106.8 sq.m.) approx.

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			
		50	68
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			
		43	62
England & Wales	EU Directive 2002/91/EC		

AGENTS NOTES: Appointmoor Estates Ltd as our Vendors Agents have endeavoured to check the accuracy of these sales particulars, but however, can offer no guarantee. We therefore must advise any prospective purchaser employ their own, independent experts to verify the statements contained herein. Floor plans are not to scale and only provide an indication of the layout. All measurements are approximate and should not be relied upon. No equipment, utilities, circuits or fittings have been tested. **VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

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