

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Bull Lane, Rayleigh, SS6 8JD



£375,000

Situated in the very heart of Rayleigh within a very short walk of High Street and King Georges Playing Field is this spacious three bedroom detached family home. Requiring modernisation throughout and offering huge potential. Ideally situated for excellent primary schools and FitzWimarc Secondary School and mainline railway station.

NO ONWARD CHAIN.

EPC Rating: D. Our Ref: 18192.

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Entrance via uPVC glazed entrance door to lounge.

ENTRANCE PORCH

Door to entrance hall.

LOUNGE 19' 6" x 11' 7" (5.94m x 3.53m)

Double glazed window to front aspect. Coving to ceiling. Radiator. Stairs to first floor accommodation with under stairs storage cupboard. Door to kitchen.



DINING ROOM 11' 7" x 7' 6" (3.53m x 2.29m)

Double glazed window to rear aspect. Coving to ceiling. Radiator.



KITCHEN 12' 2" x 7' 9" (3.71m x 2.36m)

Double glazed window to rear aspect. Double glazed door providing access to rear garden. A range of base and eye level units incorporating roll top work surface with one and a half stainless steel sink drainer unit. Integrated electric oven with integrated grill. Electric hob with extractor hood above. Space for appliances. Tiled splash backs. Tile effect flooring.



FIRST FLOOR LANDING

Airing cupboard.



BEDROOM THREE 11' 6" x 9' 3" (3.51m x 2.82m)

Double glazed window to front aspect. Radiator.



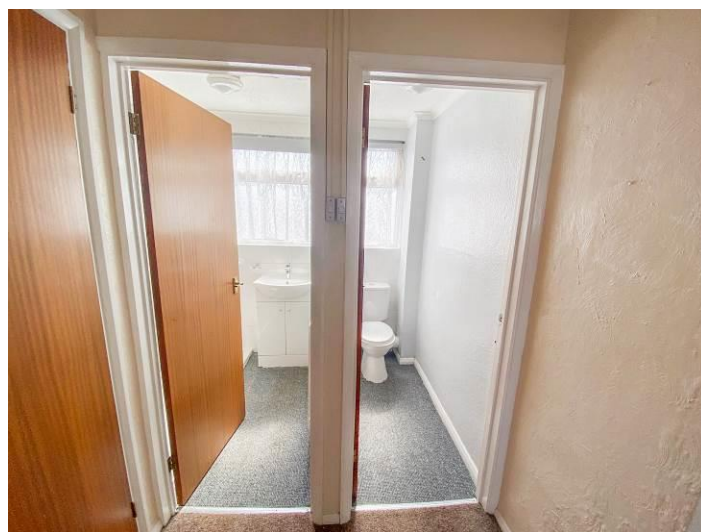
BEDROOM ONE 11' 7" x 11' 6" (3.53m x 3.51m)

Double glazed window to front aspect. Radiator.



SEPARATE WC

Obscure double glazed window to rear aspect. Low level wc.



BEDROOM TWO 11' 7" x 7' 7" (3.53m x 2.31m)

Double glazed window to rear aspect. Radiator.



SHOWER ROOM

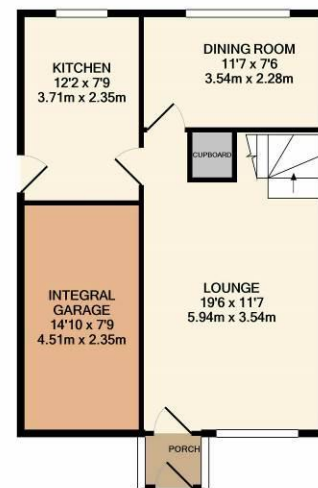
Obscure double glazed window to rear aspect. A two piece suite comprising tiled shower cubicle and wash hand basin with vanity storage below. Radiator. Tiled walls.



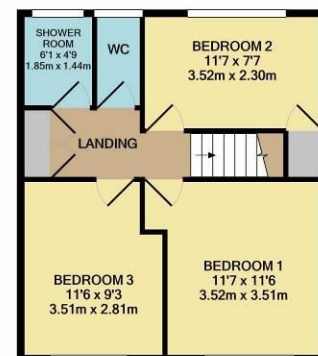
The **FRONT** has own driveway providing off street parking for several vehicles leading to **INTEGRAL GARAGE** with up and over door. Power and lighting.

EXTERIOR.

The **REAR GARDEN** measuring approximately 50ft (15.24m) commencing with patio area. Laid to lawn. Flower and shrub borders. Gate providing access to front.



GROUND FLOOR
APPROX. FLOOR
AREA 536 SQ.FT.
(49.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 429 SQ.FT.
(39.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 964 SQ.FT. (89.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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