

**DEDMAN
GRAY**

www.dedmangray.co.uk

3 Lindsey Court Langham Drive, Rayleigh

Rayleigh

Offers Over **£330,000**



ATTENTION FIRST TIME BUYERS! Located in a very sought after location of Rayleigh in a CUL-DE-SAC position with a generous sized rear garden and parking 2 vehicles, is this 2 bedroom mid terraced house with cosy lounge to front, good sized kitchen/diner to rear and modern three piece bathroom to the first floor. The property is located near to Rayleigh Train Station & road links for London & Chelmsford and in catchment to Our Lady Of Ransom Catholic Primary School and The Sweyne Park School. Offering no no onward chain.

Council Tax band: C

Tenure: Freehold

- Two good sized bedrooms
- Cosy Lounge
- Fitted Kitchen/diner
- Modern 3 piece bathroom suite
- Good sized rear garden which is mainly laid to lawned
- Easy access to Rayleigh train station
- Off Street Parking For Two Vehicles
- Catchment To Our Lady Of Ransom Catholic Primary School & The Sweyne Park School.
- No onward chain

Entrance

UPVC entrance door leading to

Entrance Hall

Wooden flooring, textured ceiling and further door leading to

Lounge

14' 8" x 13' 3" (4.47m x 4.04m)

Double glazed leaf light window to front, stairs leading to the first floor, coving to textured ceiling, 2 radiators

Kitchen/diner

13' 3" x 8' 1" (4.04m x 2.46m)

Double glazed lead light window to rear with views over looking the rear garden, a range of base and eye level units with concealed lighting, built in Bosch 4 ring gas hob with oven below and extractor fan above, plumbing for washing machine, cupboard housing a wall mounted boiler for the hot water and gas central heating (not tested), 1 radiator, wooden flooring, recess for fridge/freezer, smooth plastered ceiling with spot lights, large walk in understairs storage cupboard, double glazed door to rear giving access to the garden.

First Floor Landing

Loft hatch, smooth plastered ceiling, built in cupboard

Bedroom 1

Double glazed lead light windows to front, radiator, textured ceiling

Bedroom 2

12' 1" x 7' 2" (3.68m x 2.18m)

Double glazed lead light window to rear, radiator, textured ceiling

Bathroom

6' 4" x 5' 8" (1.93m x 1.73m)

Modern fitted bathroom suite comprises with a panelled bath with mixer taps and Mira shower above, low flush WC, wash hand basin with mixer taps with mirror over, tiled floor, smooth plastered ceiling with inset down lighters, heated towel rail, extractor fan





GARDEN

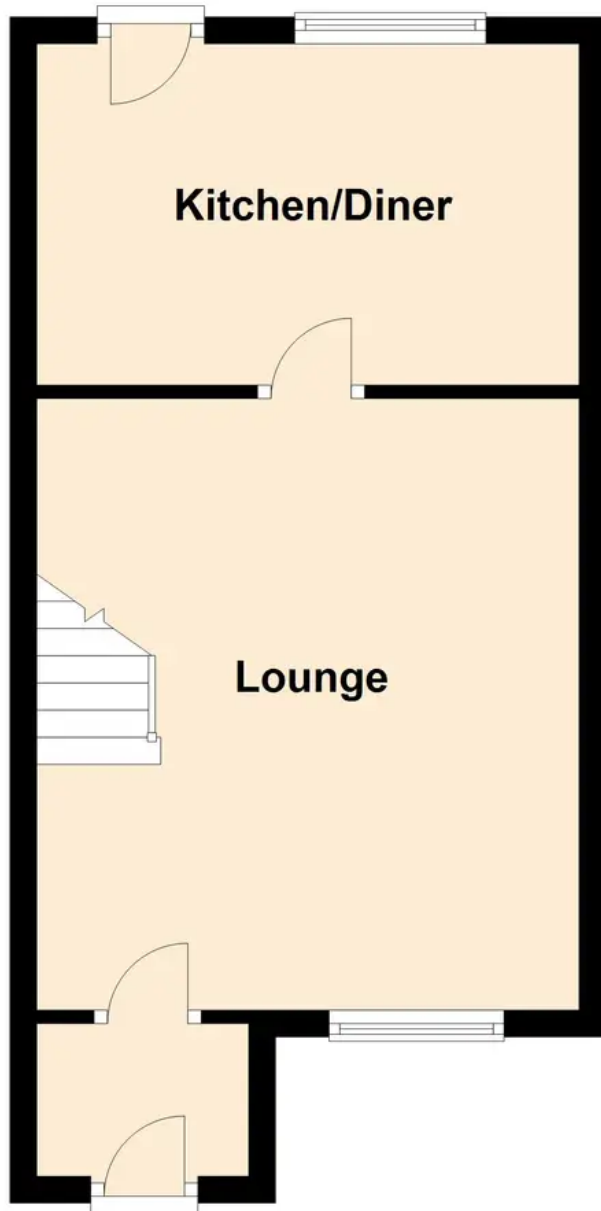
Good sized rear garden which is mainly laid to lawn with flower and shrub borders and shed to rear to remain

OFF ROAD

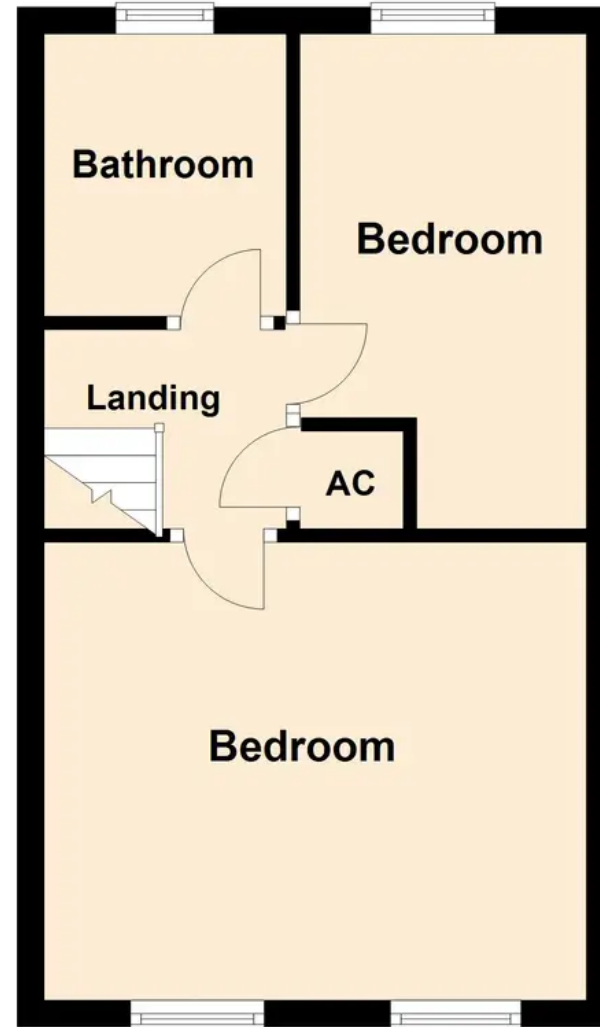
2 Parking Spaces

To the front of the property there is off street parking for 2 cars

Ground Floor



First Floor



3 Lindsey Court, Langham Drive, Rayleigh



Dedman Gray

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