

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Temple Way, Rayleigh, SS6 9PP



Guide Price £300,000 -£325,000

Situated on the popular Temple Way Development within walking distance to local amenities including a school is this modern two bedroom mid terraced house with allocated parking. Offered with no onward chain.
Viewing advised. Our Ref: 19377.

1 Woodlands Parade, Main Road, Hockley, Essex SS5 4QU

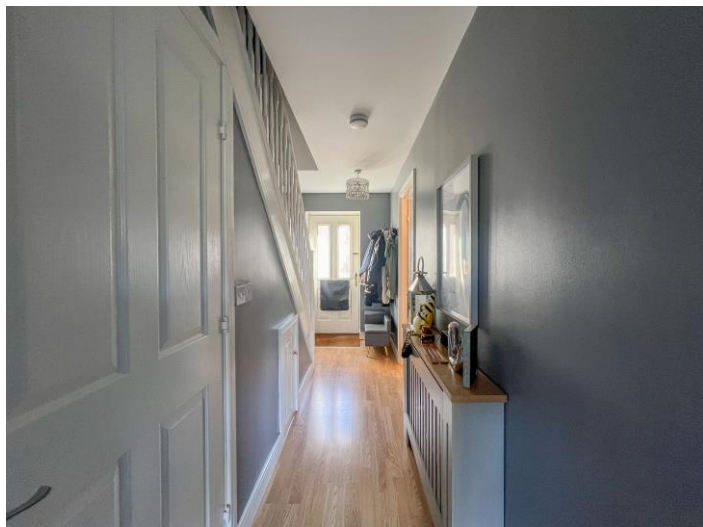
sales@wdhockley.com | sales@wdbenfleet.com | lettings@wdlets.com
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Entrance via uPVC glazed entrance door to entrance hall.

ENTRANCE HALL

Stairs to first floor accommodation with under stairs storage cupboard and under stairs wc. Wood effect flooring. Radiator. Door to lounge. French doors providing access to kitchen/breakfast room.



KITCHEN/BREAKFAST ROOM 15' 1" x 6' 3" (4.6m x 1.91m)

Double glazed window to front aspect. A range of base and eye level units incorporating roll top granite effect work surface with a one and a half stainless steel inset sink drainer unit. Integrated electric oven with gas hob and stainless steel extractor chimney above. Integrated fridge freezer. Space and plumbing for further appliances. Radiator. Tiled flooring. Plastered ceiling.



GROUND FLOOR WC

A two piece suite comprising pedestal wash hand basin and close coupled wc. Part tiled walls. Radiator. Plastered ceiling.



LOUNGE 12' 7" x 9' 11" (3.84m x 3.02m)

Double glazed patio doors providing access to rear garden. Radiator. Plastered ceiling.



FIRST FLOOR LANDING

Access to airing cupboard.



BEDROOM ONE 12' 7" max x 9' 9" max (3.84m x 2.97m)

Double glazed window to front aspect. Fitted wardrobes with double opening doors. Radiator.



BEDROOM TWO 12' 3" x 6' 3" (3.73m x 1.91m)

Double glazed window to rear aspect. Radiator. Plastered ceiling. Wood effect flooring.



BATHROOM

Obscure double glazed window to rear aspect. A three piece suite comprising panelled bath with shower over, pedestal wash hand basin and close coupled wc. Radiator. Tiled flooring. Part tiled walls. Plastered ceiling.



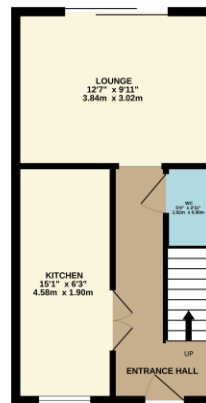
EXTERIOR.

The REAR GARDEN measures approximately 30ft (9.14m) commencing with patio area leading to garden. Laid to lawn. Shed to remain.

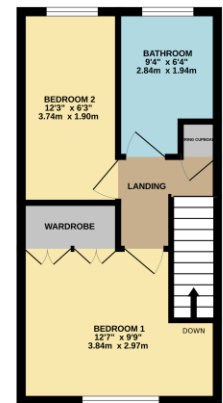


The FRONT has pathway leading to front door. Hardstanding area. Allocated parking in private car park to rear of property.

GROUND FLOOR
314 sq ft (29.2 sq m) approx.



1ST FLOOR
314 sq ft (29.2 sq m) approx.



TOTAL FLOOR AREA: 629 sq ft (58.4 sq m) approx.
While every effort has been made to ensure the accuracy of the figures contained herein, measurements of floors, walls, windows and other details are approximate and no responsibility is taken for any error or omission. The actual figures may vary slightly from those given and are for guidance only. Measurements are to the internal face of walls and doors.

Consumer Protection from Unfair Trading Regulations 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.