

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Grosvenor Road, Rayleigh, SS6 9GA



Guide Price £300,000 - £325,000

Situated in a popular part of Rayleigh in a cul de sac is this two bedroom terraced house with off street parking for two vehicles. Having a large lounge, two good size bedrooms and views of fields to front. Close to local shops and amenities.

NO ONWARD CHAIN. Council Tax Band: C.

EPC Rating: C. Our Ref: 19866.

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Accommodation comprises:

Entrance via uPVC double glazed door to entrance hall.

ENTRANCE HALL

Stairs leading to first floor accommodation. Radiator. Doors to lounge, kitchen and wc.



KITCHEN 15' 8" x 9' 10" (4.78m x 3m)

uPVC double glazed window to front aspect. A range of base and eye level units incorporating roll edge work surface with stainless steel sink drainer unit. Integrated oven. Gas hob with extractor above. Splash back tiling. Space for fridge freezer. Space and plumbing for washing machine. Vinyl flooring.



LOUNGE 15' 8" x 11' 9" (4.78m x 3.58m)

uPVC double glazed patio doors providing access to rear garden. Storage cupboard. Two radiators.



GROUND FLOOR WC

Obscure uPVC double glazed window to front aspect. A two piece suite comprising wash hand basin with splash back and close coupled wc. Radiator. Vinyl flooring.



FIRST FLOOR LANDING

BEDROOM ONE 12' x 9' 10" (3.66m x 3m)

uPVC double glazed window to rear aspect. Radiator.



BEDROOM TWO 12' x 9' 9" (3.66m x 2.97m)

uPVC double glazed window to front aspect. Storage cupboard. Radiator.



BATHROOM 6' x 5' 2" (1.83m x 1.57m)

A three piece suite comprising panelled bath, pedestal wash hand basin and close coupled wc. Part tiled walls. Vinyl flooring.



EXTERIOR.

The **REAR GARDEN** measures 50ft (15.24m) deep commencing with patio area leading to garden. Laid to lawn. Wooded area with pathway to decking. Shed to remain.



The **FRONT** has off street parking for two vehicles with a communal green area.

Agents Note:

All windows facing the front have views over fields.

Floor plan of the second floor:

- LOUNGE**: 15'8" x 11'9" (4.76m x 3.59m)
- KITCHEN**: 10'0" x 5'8" (2.99m x 1.73m)
- CUPBOARD**: 11' x 2'7" (3.44m x 0.71m)
- BATH**: 5'0" x 3'0" (1.52m x 0.91m)
- HALL**: 10'0" x 3'0" (3.05m x 0.91m)

BEDROOM 1
 12'0" x 9'10"
 3.67m x 3.00m

BATHROOM
 5'0" x 5'2"
 1.52m x 1.58m

LANDING
 7'0" x 2'11"
 2.13m x 0.81m

CUPBOARD
 2'0" x 3'0"
 1.15m x 1.11m

BEDROOM 2
 12'0" x 9'9"
 3.67m x 2.96m

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.