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ASPIRE



Avondale Road, Rayleigh Guide price £375,000

Aspire Estate Agents are delighted to present this spacious three-bedroom semi-detached house, now on the market for £375,000 - £400,000. This chain-free property offers a wonderful opportunity for those looking for a new home without the hassle of a lengthy buying process.

The house features a garage and driveway, providing ample parking, and boasts an impressive 100ft rear garden, perfect for outdoor activities and relaxation. Conveniently situated, the property is within easy reach of local shops, bus stops, and a variety of amenities, making it an ideal choice for families and commuters alike. Available now, this home is ready for you to move in and make your own.

Front Elevation

Commencing with a crazy paved driveway with planted border to side and brick wall to front boundary, access to the garage via shared driveway, fence and gate leading to rear garden, the front of the property is accessed via a porch with double glazed door to front and further double glazed composite door to:

Hallway

Smooth ceiling, composite double glazed door to front, radiator, stairs leading to first floor, doors leading to:

Dining Area

16'7 x 11'2" (5.05m x 3.40m)

Smooth coved ceiling with picture rail, feature fireplace with inset marble hearth and plaster surround, fitted neutral carpet to remain, radiator, glazed door leading to Kitchen, open access leading to Lounge area.

Lounge Area

14' x 10'4" (4.27m x 3.15m)

Smooth coved ceiling, double glazed bay window to front, radiator, fitted neutral carpet to remain.

Kitchen

14'4 x 9'3" (4.37m x 2.82m)

Textured ceiling, double glazed window to side double glazed window to rear, double glazed door to rear, kitchen comprises of a range of wall and base units with space for washing machine, cooker, fridge and freezer, inset 1 1/2 sink and drainer with mixer tap over, tiling to walls, tile effect vinyl flooring, breakfast bar with matching worktop with space for breakfast stools.

Landing

Smooth ceiling with loft access, double glazed window to side, door leading to:

Family Bathroom

Smooth ceiling with inset spotlights, obscured double glazed window to rear, three piece bathroom suite comprising of low level W.C, pedal stall hand wash basin, panelled white bath with mixer tap and shower attachment over and glass splash back surround, tiling to walls in a stone effect with inset stone effect mosaic border, wall mounted chrome effect towel rail with inset wall mounted mirror, wood effect vinyl flooring.

Bedroom One

13'4" x 10'3" (4.06m x 3.12m)

Smooth ceiling, picture rail, double glazed window to front, fitted neutral carpet to remain, radiator.

Bedroom Two

11'2" x 10'3" (3.40m x 3.12m)

Smooth ceiling, double glazed window to rear, fitted neutral carpet to remain, radiator, bank of full length

mirrored wardrobes spanning the width of the room with storage and hanging space.

Bedroom Three

7'3" x 6'3" (2.21m x 1.91m)

Smooth ceiling, radiator, double glazed window to front.

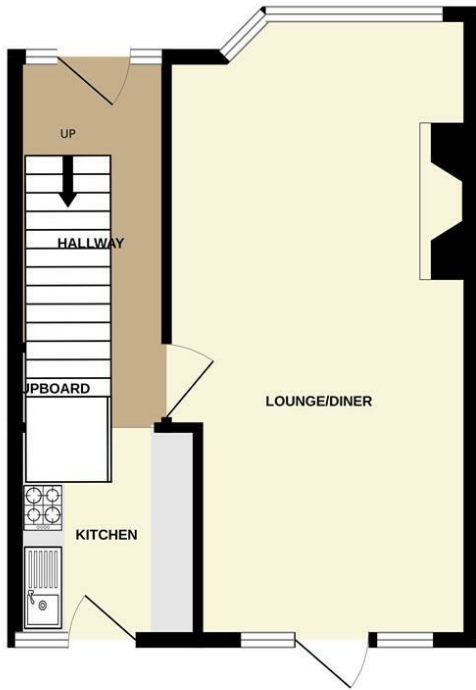
Rear Garden

Approximately 100FT. Commencing with a paved patio area, the remainder is laid to lawn with fully fenced borders and a few established trees and shrubs, access to the garage via a wooden courtesy door.

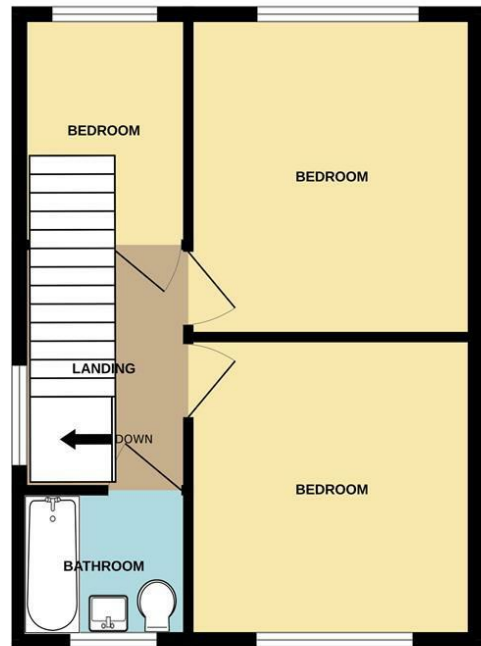
Detached Garage

Access via a wooden up and over door, power and light,

GROUND FLOOR

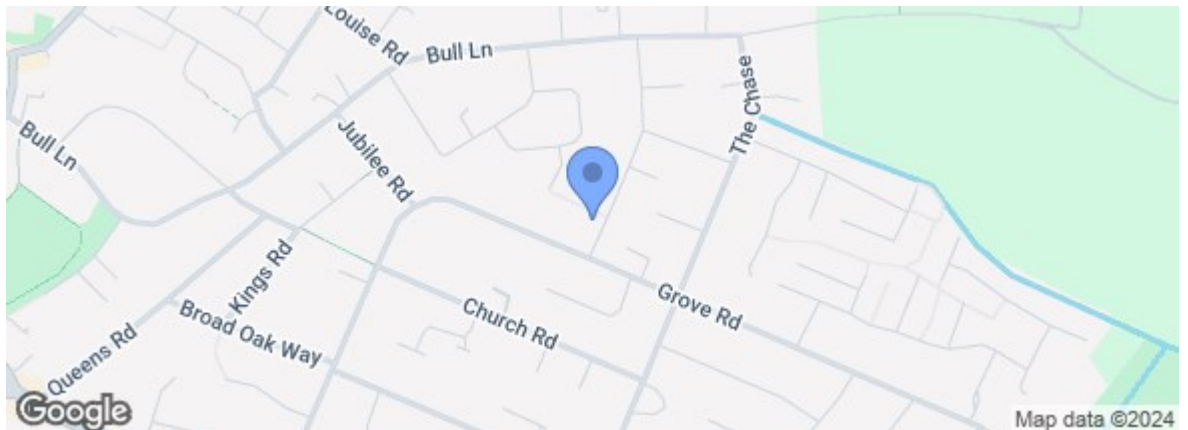


1ST FLOOR



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	51	60
(1-20)	G		
Not energy efficient - higher running costs			
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	44	53
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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