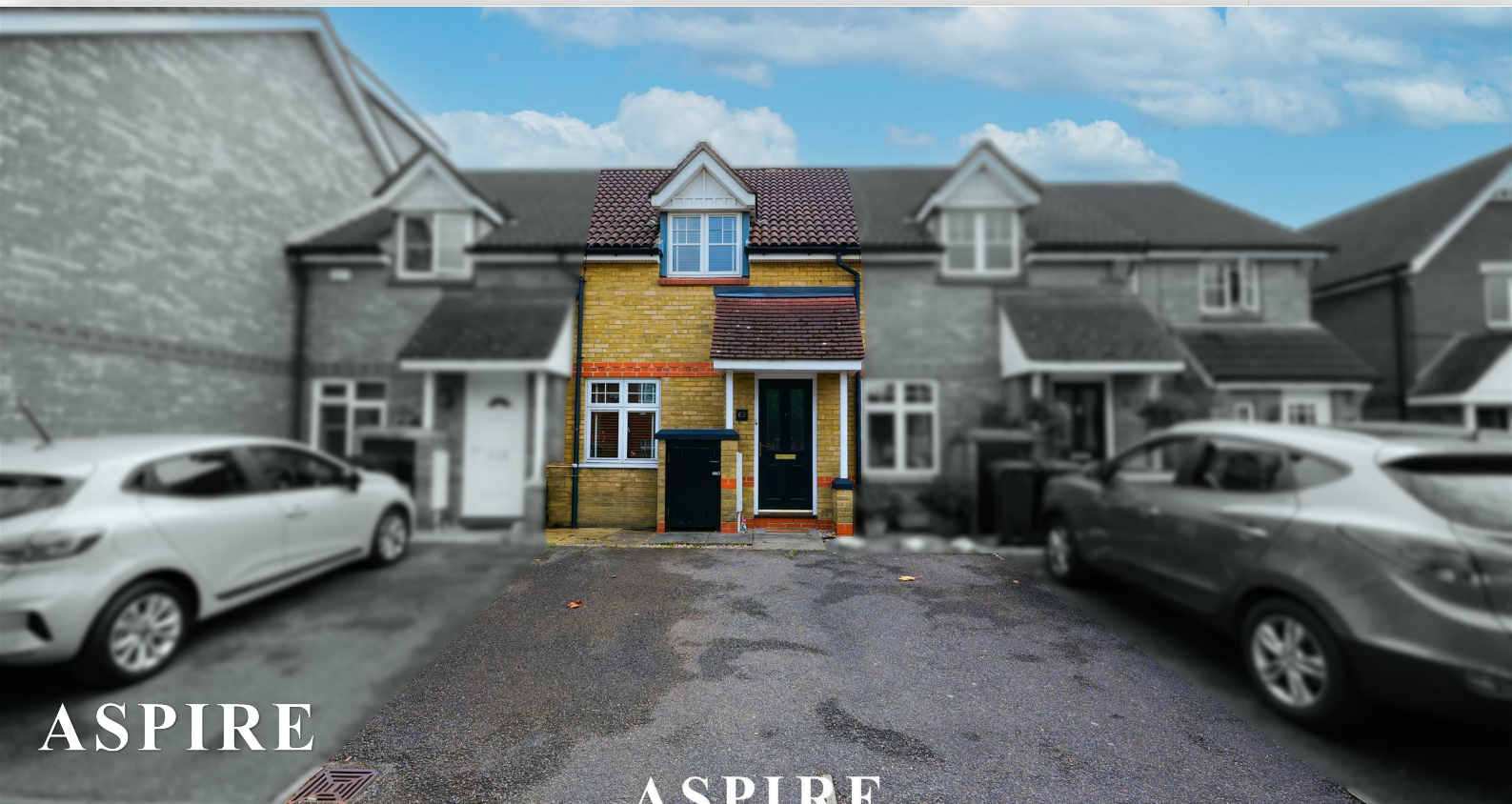


*To arrange a viewing contact us  
today on 01268 777400*



## Kestrel Grove, Rayleigh £1,495

Viewing Day - 20th September 2025 - Call to book your appointment - Aspire are pleased to offer to let this fabulous two bedroom house with off street parking for 2 vehicle's. This property located on the Birds Estate close to Rayleigh train station and local bus routes. Viewing highly recommended to avoid disappointment.

### **Entrance hallway**

Radiator, coved cornice to ceiling, stairs to first floor

### **Lounge**

14'6 x 9'9 (4.42m x 2.97m)

Double glazed window to front, power points, TV point, radiator, telephone point, coved cornice to ceiling, radiator, under stairs storage cupboard

### **Kitchen/diner**

12'11 x 9'2 (3.94m x 2.79m )

Double glazed window and double doors leading to rear, radiator, stainless steel single drainer with mixer taps, cupboards beneath, range of eye level units, base units with drawers, roll edge work surfaces, inset gas hob with matching oven beneath, half tiled splash backs, plumbing for washing machine

### **First Floor Landing**

Access to loft, power points, coved cornice to ceiling

### **Bedroom One**

12'9 x 12'6 (3.89m x 3.81m)

Double glazed window to front, power point, radiator, airing cupboard housing tank, tv point

### **Bedroom Two**

11'3 x 7'6 (3.43m x 2.29m)

Double glazed window to rear, power points, radiator

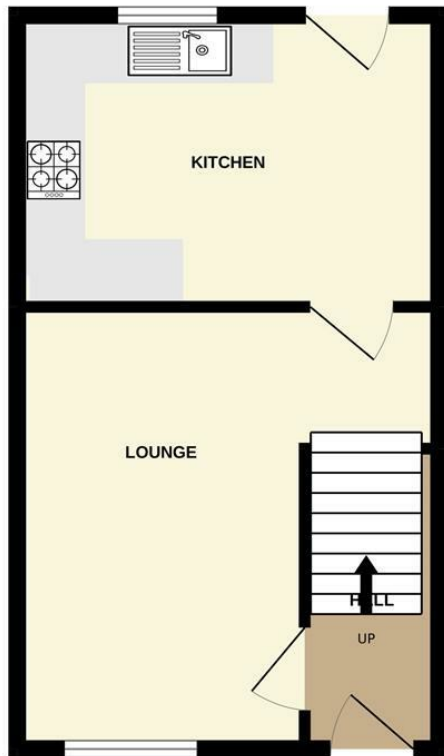
### **Bathroom**

Opaque double glazed window to rear, suite comprising of WC, pedestal wash hand basin, panelled bath with shower, part tiled splash backs, extractor fan

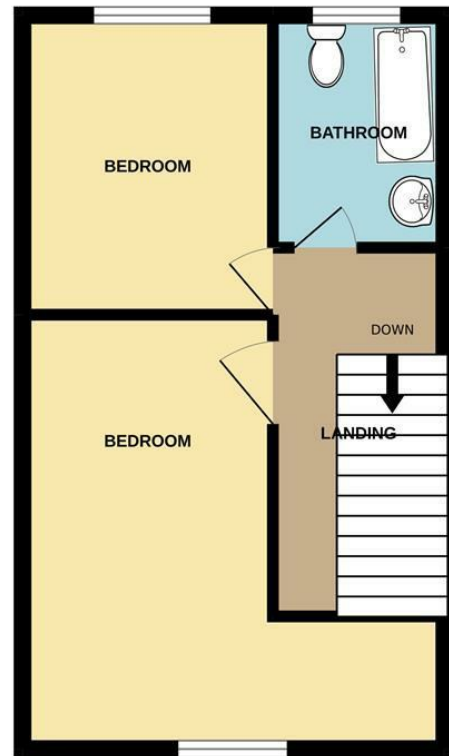
### **Rear Garden**

Approximately 40ft. immediate paved patio area, remainder neatly laid to lawn.

GROUND FLOOR

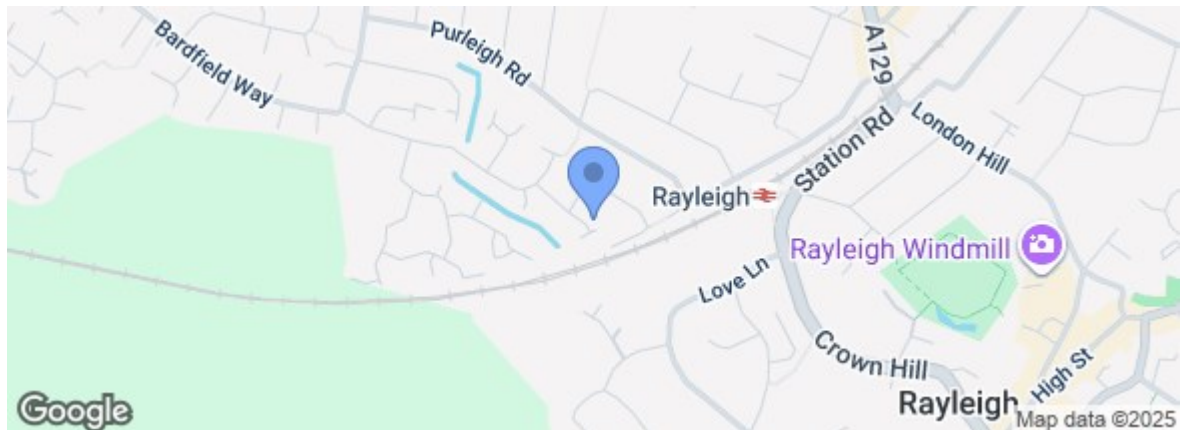


1ST FLOOR



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		91
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		77
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		



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