



# FOR SALE

## The Chase, Rayleigh SS6 8QL

Asking Price £350,000 Freehold Council Tax Band - C

- Three Bedroom Semi Detached Home
- Large Kitchen/Diner Space
- Garage Space
- Maintained Rear Garden
- Situated Close To Local Amenities
- Potential To Make Your Own
- Perfect For First Time Buyer Or Property Investor
- Driveway With parking For One Vehicle
- Short Distance To Rayleigh Highstreet
- Catchment For 'Outstanding' Schools

Selling & letting all types of property in Chalkwell,  
Westcliff, Leigh, Southend and the surrounding areas.

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## Description

Welcome to The Chase, Rayleigh, this three-bedroom semi-detached house offering endless amounts of potential. As you step inside, you are greeted by a cosy lounge area, spacious kitchen/diner offers a wonderful space for family meals and entertaining guests.

This home boasts three well-proportioned bedrooms, ideal for a growing family or those in need of a home office. The three-piece bathroom provides convenience and comfort for all residents.

Outside, the maintainable rear garden is a tranquil retreat

where you can enjoy the fresh air and perhaps cultivate your own little oasis. With a garage and a driveway providing parking for two vehicles, practicality meets convenience effortlessly.

Situated close to local amenities, and within a catchment area for outstanding schools. Whether you are a first-time buyer looking to step onto the property ladder or an astute investor seeking a promising opportunity, this home presents the perfect canvas for you to make it your own.

### Porch

Wooden door to entrance, original Parquet flooring, ceiling mounted lighting.

### Entrance Hall

Single glazed obscure door to entrance, carpet, radiator, pendant lighting.

### Lounge

Carpet flooring, radiator, double glazed bay window to front aspect, feature fireplace, dado rail, coving to ceiling, pendant lighting.

### Kitchen/Diner

Laminate & carpet flooring, double glazed window to rear aspect, double glazed sliding doors to rear aspect, base & wall units, rolltop worksurface incorporating stainless steel sink & drainer, space for cooker, space for fridge freezer, space & plumbing for washing machine, storage cupboards, radiator, ceiling mounted lighting.

### Landing

Carpet, double glazed obscure window to side aspect, loft access, pendant lighting.

### Bedroom 1

Carpet flooring, radiator, storage cupboard, double glazed window to rear aspect, pendant lighting.

### Bedroom 2

Carpet flooring, radiator, double glazed window to front aspect, pendant lighting.

### Bathroom

Laminate flooring, radiator, double glazed obscure window to side aspect, tiled walls, shower cubicle, hand basin, W/C, ceiling mounted lighting.

### Bedroom 3

Carpet flooring, radiator, double glazed window to front aspect, fitted wardrobes, pendant lighting.

### Garage

Concrete flooring, up and over door.

### Rear Garden

Crazy paved patio area, laid lawn, shrubs & flowerbeds, mature trees.

### Front Of Property & Parking

Laid lawn, block paved driveway with space for one vehicle.





GROUND FLOOR  
535 sq.ft. (49.7 sq.m.) approx.

1ST FLOOR  
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 942 sq.ft. (87.5 sq.m.) approx.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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**VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

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