



# HAIR & SON

- TWO DOUBLE BEDROOMS
- SPACIOUS LOUNGE
- GARAGE
- OWN PRIVATE GARDEN



### **Rayleigh Road**

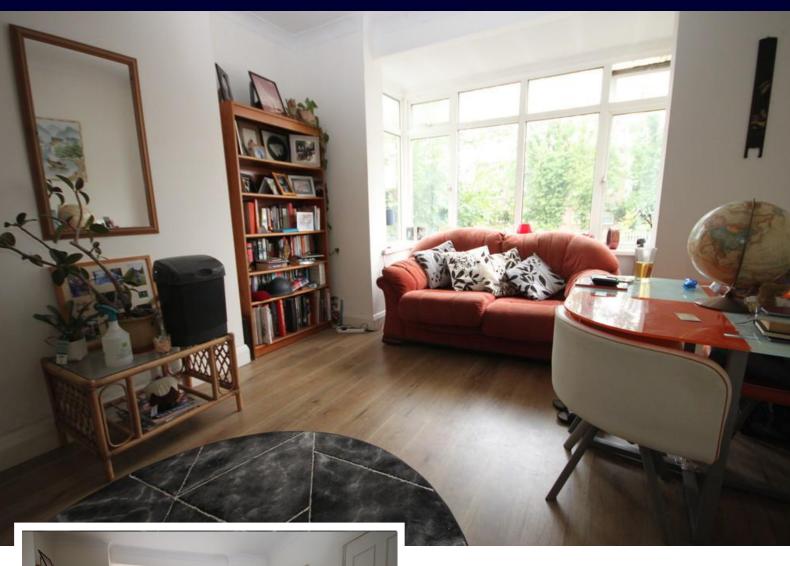
Leigh-on-Sea

## Guide Price £250,000

Detached double fronted ground floor two bedroom flat with its own garden and garage. Centrally situated in Eastwood ideal for shops and schools. Gas central heating and double glazing. Two double bedrooms and utility extension to the rear.











### **AGENTS NOTES**

This lovely large two bedroom double fronted ground floor flat is a great find! Situated in central Eastwood very conveniently placed for access to shops and schools with easy access to the A127 and travelling in to Rayleigh.

The property occupies the whole of the ground floor with two double bedrooms as well as a large living room and rear double glazed extension. To the rear is its own private garden and in addition the flat also has a garage. Gas central heating with a relatively new combination boiler and double glazing.







#### **HALLWAY**

#### LOUNGE

15' 10" x 12' 2" (4.83m x 3.71m)

#### **KITCHEN**

12' 0" x 11' 9" (3.66m x 3.58m)

#### **BATHROOM**

#### **BEDROOM**

15' 10" x 11' 4" (4.83m x 3.45m)

#### **BEDROOM**

11' 6" x 9' 9" (3.51m x 2.97m)

#### **EXTENTION ROOM**

14' 6" x 5' 6" (4.42m x 1.68m)

#### **GARAGE**

#### **GARDEN**

#### **TENURE**

LEASE - 81 YEARS REMAINING
SERVICE CHARGE £1000 PER ANNUM
GROUND RENT £25 PER ANNUM
EPC RATING D
COUNCIL TAX BAND B

These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.

