

Ground Floor



**58 Alexandra Road
Rayleigh, SS6 8HS
Guide price £375,000**

- In Need of Modernisation
- 2 Bed Bungalow
- Garage and Own Drive
- Secluded Area
- Near Parklands, Shops, Schools
- NO CHAIN
- Double Glazing
- 10-15 Minute Walk Into Highstreet
- South Facing Rear Garden
- Gas Central Heating



12-14 Berrys Arcade
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		87
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(81-91) A		
	(69-80) B		
	(55-68) C		
	(39-54) D		
	(21-38) E		
	(11-20) F		
Not environmentally friendly - higher CO ₂ emissions	(1-10) G		
England & Wales		EU Directive 2002/91/EC	



****** 2 BED BUNGALOW IN POPULAR LOCATION - MINUTES WALK INTO THE HIGHSTREET - ******

St George Homes are pleased to announce this superb 2 bedroom bungalow dying for some modernisation. Offering well sized bedrooms and a spacious lounge with a single garage to the side of the property and own parking. The link-detached property offers great potential being in the ever so popular area of Alexandra Road. With great location to schools, shops, parklands and a short walk into the high street, this is one you don't want to miss.

ACCOMMODATION

ENTRANCE PORCH 6 x 5'02 (1.83m x 1.57m)

Open walk in space, radiator to left and right, UPVC double glazed window to side, skirting, plug socket.

LOUNGE 20'10 (into bay) x 12'08 (6.35m (into bay) x 3.86m)

Centre piece fireplace, side door leading to conservatory, UPVC double glazed bay window to front, TV & power points, radiator x2, skirting.

KITCHEN 10'6 x 7'9 (3.20m x 2.36m)

UPVC double glazed window to front with door to side leading to courtyard and garage, fitted with oak coloured rolled top work surfaces, cabinets at eye and base level, sink drainer, hob with oven, white goods to stay including washing machine and fridge freezer, splash back tiling, power points.

BEDROOM ONE 12'8 x 9'5 (3.86m x 2.87m)

UPVC double glazed window to side, radiator, skirting, power points.

BEDROOM TWO 10'7 x 7'8 (3.23m x 2.34m)

UPVC double glazed window to rear, large fitted wardrobes, radiator, skirting, power points.

SHOWER ROOM 7'5 x 6'1 (2.26m x 1.85m)

UPVC double glazed, fully tiled walls, comprising of a three piece suite with sink basin, low level WC and closed door walk in shower.

OUTSIDE

GARDEN 30 x 21 (9.14m x 6.40m)

Fencing to boundaries, not overlooked, wraps around the property.

GARAGE 17'5 x 7'10 (5.31m x 2.39m)

Single garage with push over door, lighting & power, storage above.