



**68 Warwick Road
Rayleigh, SS6 8TG
£395,000**

- 2 Bedrooms
- Popular Warwick Road Location
- 28' Lounge
- Light Oak Kitchen
- Bathroom/wc
- Ample Parking & Garage
- 70' Rear Garden
- No Onward Chain
- Much Scope & Potential
- Early Viewing Advised



12-14 Berrys Arcade
High Street
Rayleigh
SS6 7EF

Tel: 01268 770728
info@stgeorgehomes.co.uk
www.stgeorgehomes.co.uk

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			
(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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



****** 2 BEDROOM BUNGALOW IN FAVOURED WARWICK ROAD AREA ******

This spacious and extended semi detached bungalow offers well proportioned accommodation including a 28' lounge/diner, Oak fitted kitchen, bathroom/wc, lean-to conservatory, gas central heating, 70' rear garden garage & ample parking, Situated in a most sought after location being close to The Chase shops & bus stops whilst Rayleigh High Street & Station are also close by The property is being offered with no onward chain

Doors to front & further window & door to side, lighting & power points

ACCOMMODATION

PORCH

Glazed windows to two elevations door to:

RECEPTION HALL

Window to side, access to loft space, radiator, power points, dado rail,

LOUNGE 28'5 x 10' (8.66m x 3.05m)

Double glazed window to front & patio doors to rear, coving, gas point with raised plinth, radiator, power & Tv points

KITCHEN 9'3 x 7'7 (2.82m x 2.31m)

Window to side & further window & door to rear, fitted range of light Oak eye level & base level units, matching display cabinets, rolled edge work tops, scratch resistant sink drainer, gas hob with extractor fan, oven, plumbing for washing machine, fully tiled, power points, wall mounted boiler

LEAN TO 7' x 8' max (2.13m x 2.44m max)

Windows to both side & rear elevations, door to garden, lighting & power points

BEDROOM 1 14'2 x 12' (4.32m x 3.66m)

Large bay window to front & further window to side, fitted wardrobes to one wall, coving, radiator, power points,

BEDROOM 2 11'5 x 8' (3.48m x 2.44m)

Window to side, radiator, power & telephone points

BATHROOM

Window to side, suite comprising corner bath with shower over, vanity wash hand basin, low level wc, fully tiled walls, radiator,

OUTSIDE

REAR GARDEN 70' (21.34m)

A secluded garden with sweeping pathways & patio area's, established shrub beds, greenhouse and summer house, tap, access to front,

FRONT GARDEN

Block paved providing ample parking side drive to garage

GARAGE