



**13 The Ramparts  
Rayleigh, SS6 8PY  
£450,000**

- Immaculate 3 Bedroom Family Home,
- Close to Grove & Fitzwmarc School
- Cloakroom
- 2 Reception Rooms
- Modern Shaker Style Kitchen
- Quality Fitted Bathroom
- Superb 70' With Garden Room
- Popular Cul De Sac Location
- 19' Lounge
- Ample Off Road Parking



12-14 Berrys Arcade  
High Street  
Rayleigh  
SS6 7EF

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

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



**\*\*\*\*\* MOST SOUGHTAFTER LOCATION \*\*\*\*\***

This immaculate 3 bedroom 2 reception room semi-detached home has been tastefully improved by the current owners to include a ground floor cloakroom, modern Shaker style kitchen, 19' lounge and separate dining room, 3 good sized bedrooms and a spacious bathroom, the delightful 45' South backing garden has been landscaped with a summer house, and ample off road parking, Situated in a popular cul de sac location close to local shops & Rayleigh High Street & Station local schools & parklands are also close by.

**ACCOMMODATION**

**ENTRY PORCH**

UPVC double glazed window & door to front, laminate flooring, open to.

**RECEPTION ROOM**

Laminate flooring, coving, radiator, power points.

**CLOAKROOM**

UPVC double glazed window to side, white suite comprising, low level wc, vanity wash hand basin with cupboards below, part tiled walls, laminate flooring, and radiator.

**LOUNGE 19'9 x 11' (6.02m x 3.35m)**

UPVC double glazed window & French doors with side windows to the rear garden, recessed stairs to first floor, radiator, power & TV points, has coved ceiling.

**DINING ROOM 13'1 7'8 (3.99m 2.34m )**

UPVC double glazed window to front, laminate flooring, radiator, power points, coving, with a storage cupboard.

**KITCHEN 10' x 8'4 (3.05m x 2.54m)**

UPVC double glazed window & door to side, fitted with a modern range of light oak Shaker style units to eye level & base level, rolled edge worktops incorporating scratch resistant sink drainer with mixer taps, ceramic hob with extractor fan, double oven, plumbing for washing machine, splash back tiling & worktop lighting, power points, also laminate flooring.

**LANDING**

Access to loft space with boarding.

**BEDROOM 1 12'3 x 11'3 (3.73m x 3.43m)**

UPVC double glazed window to front, extensively fitted with wardrobes with bed recess and cupboards above, further fitted wardrobes with dresser unit, radiator, power points, radiator, and TV points.

**BEDROOM 2 12' x 11'1 (3.66m x 3.38m)**

UPVC double glazed window to rear, coving, radiator, power and TV points.

**BEDROOM 3 9' x 8'5 (2.74m x 2.57m)**

UPVC double glazed window to rear, radiator, power points, fitted wardrobe with sliding mirror doors.

**BATHROOM**

UPVC double glazed window to front, fitted with a modern white suite comprising, panelled bath with shower/mixer taps, shower cubicle having glazed screen, low level wc, pedestal wash hand basin, fully tiled walls, heated towel rail, spot lighting, and an extractor fan.

**OUTSIDE**

**SOUTH BACKING REAR GARDEN 45' (13.72m)**

Decked patio area with central path leading to the summer house, raised flower & shrub beds, lighting, tap access to front.

**SUMMER HOUSE & ATTACHED STORE,**

**SUMMER HOUSE** 12' x 12' Double glazed windows & doors to the garden & further window to side, laminate flooring, lighting, power & TV points, **STORE ROOM** 12'6 X 6'3, Lighting & power points.

**FRONT GARDEN**

Completely block paved drive providing extensive parking.