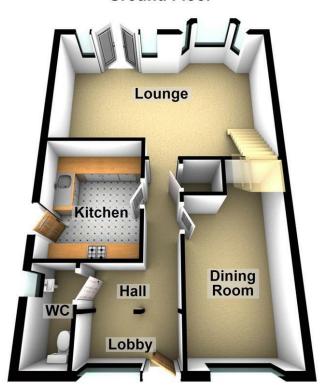
Ground Floor





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)		
(39-54)		
(21-38)		
(1-20) G		
Not energy efficient - higher running costs		
	U Directiv 002/91/E0	

Environmental Impact (CO₂) Rating			
	Current	Potential	
Very environmentally friendly - lower CO2 emissions			
(92 plus) 🔼			
(81-91)			
(69-80) C			
(55-68)			
(39-54)			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO2 emissions			
	U Directiv		











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













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

This immaculate 3 bedroom 2 reception room semi- UPVC double glazed window to rear, radiator, power 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 shower/mixer taps, shower cubicle having glazed off road parking.

Situated in a popular cul de sac location close to local shops & Rayleigh High Street & Station local schools extractor fan. & 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)

points, fitted wardrobe with sliding mirror doors.

BATHROOM

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

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.