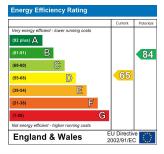


12-14 Berrys Arcade High Street Rayleigh SS6 7EF

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Very environmentally friendly - lower CC	2 emissions		
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Not environmentally friendly - higher CC	2 emissions		









# 10 The Ramparts Rayleigh, SS6 8PY £445,000

- Spacious 3 Bedroom Home
- Welcoming Reception Hall
- Cloakroom
- Recently fitted Contemporary Kitchen
- Lounge/Diner
- Newly fitted Bathroom With Shower & Bath
- Popular Cul De Sac Location Close To Schools
- Ample Parking & Garage
- 45' Rear Garden
- No Onward Chain













St George Homes are delighted to present this LANDING beautifully refurbished three-bedroom semi-detached Access to part boarded loft space with fitted pull home, maintained to an exceptionally high standard throughout.

The property features a welcoming reception hall, convenient ground floor cloakroom, a contemporary fitted kitchen, and a spacious lounge — ideal for modern family living. Upstairs offers three wellproportioned bedrooms and a quality family bathroom.

Additional benefits include UPVC double glazing, UPVC double glazed window to rear, laminate floor newly fitted floor coverings and window blinds, and gas central heating with a new combination boiler.

Externally, the home boasts a delightful 45ft rear UPVC double glazed window to front, recently fitted garden, ample parking, and a garage.

Nestled in a sought-after cul-de-sac, the property is conveniently located close to local shops and level wc, heated towel rail, extractor fan, bronze stone schools, with Rayleigh High Street and Station just a effect splash back back tiling, short distance away.

Offered with no onward chain — early internal viewing is strongly recommended to fully appreciate this outstanding home!

# **ACCOMMODATION**

# **RECEPTION HALL**

UPVC double glazed window & door to front elevation, laminate flooring, spot lighting, radiator, power points,

# **CLOAKROOM**

UPVC double glazed window to side, modern white suite comprising low level wc, vanity wash hand basin with cupboards below, part panelled walls, spot lighting, radiator,

# KITCHEN 10'3 x 9'1 (3.12m x 2.77m)

UPVC double glazed window & door to side, recently fitted with a contemporary style having cupboards to both eye level & base level, contrasting worktops incorporating inset stainless steel sink/drainer with mixer taps, ceramic hob having oven below & external vented extractor fam, worktop lighting, integrated microwave & dishwasher, plumbing for washing machine, glass splash backs, recycling mixed bin, usb sockets, plinth electric heaters, boiler cupboard housing recently installed combination boiler,

# LOUNGE/DINER 19'8 x 10'7 (5.99m x 3.23m)

UPVC double glazed windows & French doors leading to the rear garden, feature radiator, USB power points, tv point, coving, recessed staircase to first floor,

down ladder, storage cupboard with radiator,

# BEDROOM 1 12'11 x 12'1 (3.94m x 3.68m)

UPVC double glazed window to front, fitted wardrobes, USB power sockets, radiator,

# BEDROOM 2 11'11 x 11'1 (3.63m x 3.38m)

UPVC double glazed window to rear, feature panelled wall, radiator, power points.

# BEDROOM 3 9'2 x 8'5 (2.79m x 2.57m)

radiator, power points,

# **BATHROOM**

with a quality white suite & black fitments comprising panelled bath, separate shower with glazed surround vanity wash hand basin having storage under, low

# **OUTSIDE**

# **REAR GARDEN 45' (13.72m)**

A delightful garden with recently laid Cotswold stone shingle patio with sleeper border, lawn, shed, access to front with tap & security lighting,

# **FRONT GARDEN**

Crete print drive providing ample parking and access to garage, shrub beds,

# **GARAGE**

Up & over door to front, door to hall, lighting & power points, ideal for converting into additional accommodation,