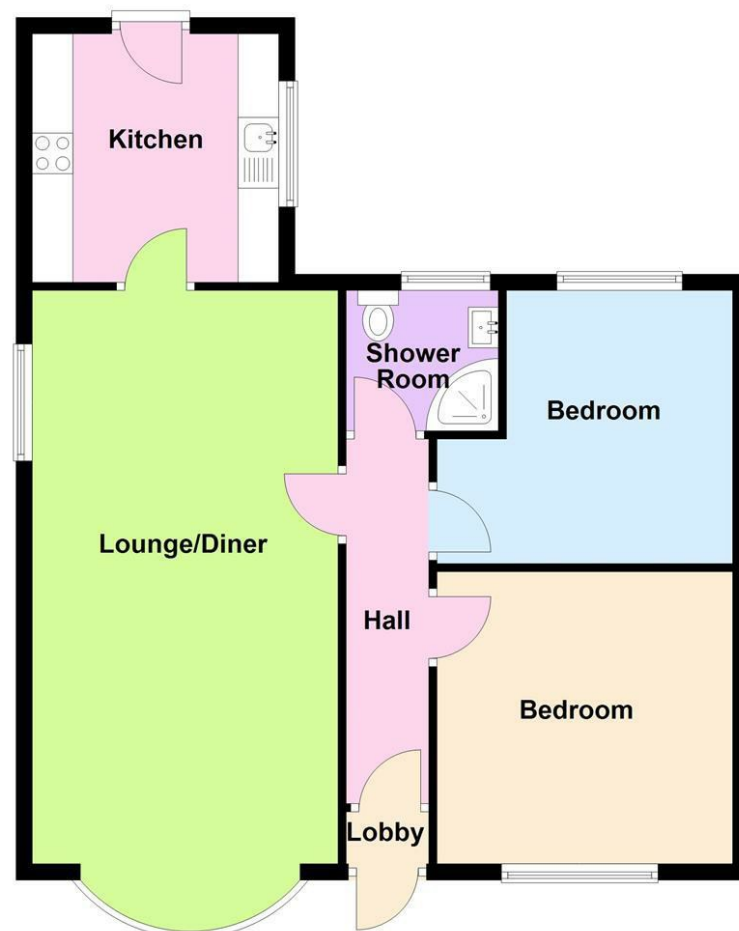


Ground Floor



13 Roach Avenue
Rayleigh, SS6 7SZ
£395,000

- 2 Double Bedrooms
- 25' Lounge/Diner
- Modern 10' x 10' Kitchen
- Shower Room
- Own Drive & Parking
- Detached Garage
- UPVC Double Glazing & Gas Central Heating
- Easy Access To High Street
- 50' Rear Garden
- No Onward Chain



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	
			87
			59

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	



**** SPACIOUS 2 BEDROOM BUNGALOW WITH NO ONWARD CHAIN ****

St George homes are pleased to offer for sale this well maintained 2 bedroom semi detached bungalow within the favoured Weir Gardens area, The property offers well proportioned accommodation with 2 double bedrooms, shower room, 25' lounge/diner & modern kitchen, externally is a secluded 50' rear garden ample parking with own drive & detached garage Whilst situated within this popular location Rayleigh Town Centre & Station are within easy reach

LOBBY

UPVC double glazed door to,

RECEPTION HALL

Laminate flooring, radiator, power points,

LOUNGE/DINER 25'2 x 12'2 (7.67m x 3.71m)

UPVC double glazed bay window to front & further window to side, feature fireplace with hearth & inset electric fire, wood flooring, radiator behind decorative cover, radiator, power & tv points,

KITCHEN 10'1 x 10' (3.07m x 3.05m)

UPVC double glazed window to side & door to garden, fitted with a modern range of white eye level & base level units, complimentary rolled edge worktops, inset stainless steel sink drainer, gas hob with extractor fan, double oven, plumbing for washing machine & dishwasher, fully tiled walls, newly fitted boiler, power points,

BEDROOM 1 11'2 x 11'1 (3.40m x 3.38m)

UPVC double glazed window to front, radiator, power points, fitted wardrobes to one wall,

BEDROOM 2 11'7 x 11' (3.53m x 3.35m)

UPVC double glazed window to rear, fitted cupboard, radiator, power points, laminate flooring,

SHOWER ROOM

UPVC double glazed window to rear, quality white suite comprising corner shower cubicle with glazed surround, low level wc, vanity wash hand basin with storage below, fully tiled walls and complimentary tiled floor, heated towel rail, extractor fan, access to loft space,

OUTSIDE

REAR GARDEN 50' (15.24m)

a secluded garden with patio area's leading to lawn with established shrub borders, outside lighting, tap & external power points, access to front,

FRONT GARDEN

Retaining boundary wall, leading to extensive block paving providing extensive parking leading to side & garage, shrub borders,

GARAGE

Up and over door to front, lighting & power points, door to rear garden