

Property details approval form

11 Wyburns Avenue, Rayleigh, Essex, SS6 7QX

Date: 25 April 2024

Property Ref and Version: RAY308275 - 0001

Not for marketing purposes INTERNAL USE ONLY

Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

offers in the region of £400,000

Tenure: Freehold

○ Key Features

- > Energy Rating: Awaited
- > EXCELLENT OPPORTUNITY TO PURCHASE A THREE BEDROOM SEMI DETACHED PROPERTY LOCATED ON A CORNER PLOT
- > SEPARATE FEATURE LOUNGE, EXTENDED LOUNGE/DINING ROOM
- > FITTED KITCHEN
- > LEAN TOO CONSERVATORY, GROUND FLOOR CLOAKROOM
- > THREE SPACIOUS BEDROOMS
- > FITTED FAMILY BATHROOM
- > DIRECT ACCESS DRIVEWAY, GARAGE
- > PRIVATE REAR & SIDE GARDENS

○ Short Description

THREE BEDROOM SEMI DETACHED PROPERTY LOCATED ON A CORNER PLOT, entrance hallway, feature lounge, extended lounge/dining room, fitted kitchen, lean too conservatory, cloakroom, access to garage, first floor, three bedroom, fitted bathroom, outside, driveway, garage, private rear garden. NO CHAIN.

○ Long Description

Excellent opportunity to purchase this THREE BEDROOM SEMI DETACHED PROPERTY LOCATED ON A CORNER PLOT. The property benefits from, entrance hallway, feature lounge, extended lounge/dining room, fitted kitchen, extended lean too conservatory, cloakroom, access to garage, first floor, three spacious bedrooms, fitted family bathroom, outside, direct access driveway leading to garage, front garden, private rear enclosed garden. This property is ideal for a side extension due to the corner plot. NO ONWARD CHAIN.

○ Directions

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○ Room Description

Entrance Porch

Access via sliding door to front.

Entrance Hall

Access via door to front. Radiator

Lounge

14' 5" x 12' 1" (4.39m x 3.68m)

Double glazed bay windows to front. Radiator.

Dinning Room

22' x 13' 7" (6.71m x 4.14m)

Double glazed window to rear. Radiator

Kitchen

13' 1" x 9' 6" (3.99m x 2.90m)

Double glazed windows to rear. Kitchen is fitted with a range of wall mounted and base units finished with work surfaces inset with sink/drain unit. Space for all appliances.

Lean Too Conservatory

20' 6" x 8' 3" (6.25m x 2.51m)

Door to front and rear. Door to garage. Double glazed windows to rear.

Cloakroom

This room is situated in the conservatory. Window to rear. Two piece suite comprising of wash hand basin and low level flush W.C.

Bedroom One

11' 5" x 11' 5" (3.48m x 3.48m)

Double glazed window to front. Radiator.

Bedroom Two

12' 2" x 12' (3.71m x 3.66m)

Double glazed window to rear. Radiator

Bedroom Three

8' 2" x 7' 2" (2.49m x 2.18m)

Double glazed window to front. Radiator.

Bathroom

8' 2" x 6' 6" (2.49m x 1.98m)

Double glazed window to side. Four piece suite comprising of panel enclosed bath, shower cubicle, wash hand basin, low level flush W.C. Radiator

Front Garden

To the front of the property is a driveway providing off street parking and leading to the garage.

Garage

23' 4" x 8' 3" (7.11m x 2.51m)

The garage is accessed via an electric roller shutter door.

Rear Garden

The property sits on a corner plot with a private side and rear garden.

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○ Property Images

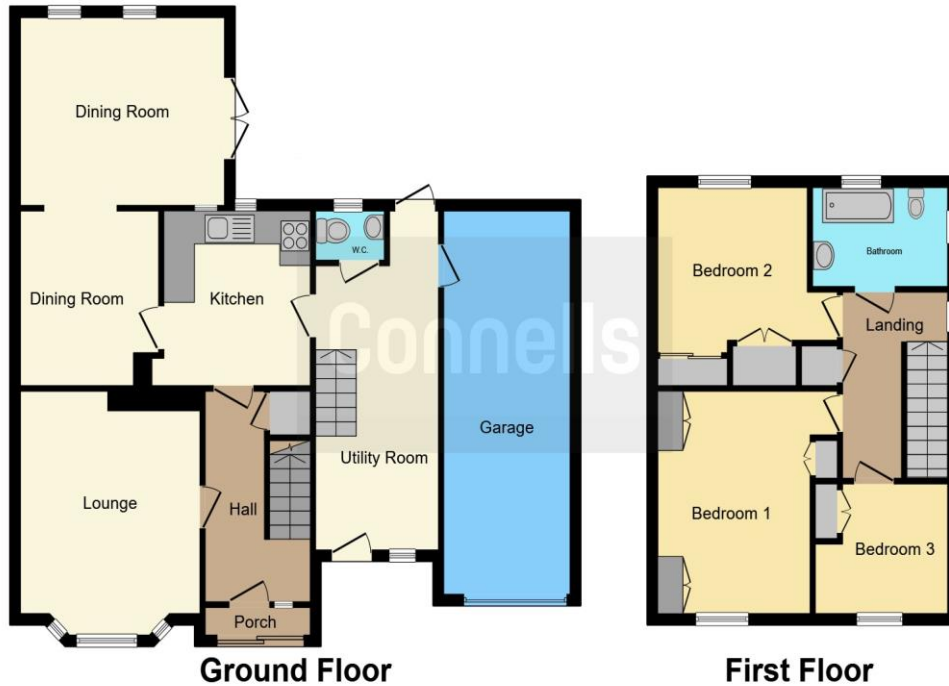
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○ Floor Plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

○ Approval

Signature

Date

Oliver Carter		
Mr A. Tyler		