



**Connells**

Oakley Avenue  
Rayleigh

Oakley Avenue  
Rayleigh SS6 9TE

for sale offers in the region of  
**£325,000**



### Property Description

**\*IDEAL FIRST TIME BUY\*** Mid Terraced Two Bedroom House ideally located in a very sought after location of Rayleigh and in catchment to Our Lady Of Ransom Catholic Primary School and The Swayne Park School. The property is also within walking distance to local amenities including the mainline railway station.

The ground floor of the property benefits from a welcoming hallway, spacious lounge with sliding doors leading into the garden, modern fitted kitchen with integrated cooker/hob and extractor fan. The first floor benefits from two double bedrooms and a modern family fitted bathroom.

The outside of the property benefits from off road parking to the front and the advantage of its own garage. The rear of the property benefits from a well maintained and landscaped garden which is predominantly low maintenance.

The property is offered with NO ONWARD CHAIN.

VIEWING HIGHLY RECOMMENDED.

### Entrance Hall

9' 5" x 4' 7" ( 2.87m x 1.40m )

### Lounge

18' 6" x 9' 9" ( 5.64m x 2.97m )

### Kitchen

9' 4" x 7' 5" ( 2.84m x 2.26m )

### Bedroom One

14' 3" x 9' 5" ( 4.34m x 2.87m )

### Bedroom Two

11' 1" x 8' 6" ( 3.38m x 2.59m )

### Bathroom

6' 5" x 5' 6" ( 1.96m x 1.68m )













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](http://www.focalagent.com)

To view this property please contact Connells on

**T 01268 777 767**  
**E [rayleigh@connells.co.uk](mailto:rayleigh@connells.co.uk)**

113-115 High Street  
 RAYLEIGH SS6 7QA

**EPC Rating: C**

Tenure: Freehold

**view this property online** [connells.co.uk/Property/RAY308756](http://connells.co.uk/Property/RAY308756)



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: RAY308756 - 0003