



**Connells**

Trinity Road  
Rayleigh



Trinity Road  
Rayleigh SS6 8QD

for sale guide price  
**£375,000**



## Property Description

THREE BEDROOM SEMI-DETACHED HOUSE located in a popular location within a short walk away from Rayleigh Railway Station, local schools and Rayleigh High Street.

On the ground floor, the property benefits from a feature bayed front lounge, separate dining room, fitted kitchen, utility room and cloakroom. The first floor benefits from three well proportioned bedrooms and a fitted family bathroom. The outside benefits from a large paved driveway to the front and private rear garden, measuring approximately 100ft length. The property is double glazed throughout and benefits from gas central heating.

\*\* IDEAL FIRST TIME BUY OR INVESTMENT. NO ONWARD CHAIN\*\* IN NEED OF MODERNISATION THROUGHOUT

## Hallway

20' 9" x 5' 5" ( 6.32m x 1.65m )

## Kitchen

8' 5" x 9' 1" ( 2.57m x 2.77m )

## Dining Room

11' 8" x 9' 8" ( 3.56m x 2.95m )

## Lounge

12' 4" x 11' 8" ( 3.76m x 3.56m )

## Bathroom

8' 5" x 9' 1" ( 2.57m x 2.77m )

## Bedroom One

9' 8" x 11' 8" ( 2.95m x 3.56m )

## Bedroom Two

8' 5" x 11' 8" ( 2.57m x 3.56m )

## Bedroom Three

6' 5" x 8' 8" ( 1.96m x 2.64m )











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

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**E [rayleigh@connells.co.uk](mailto:rayleigh@connells.co.uk)**

113-115 High Street  
 RAYLEIGH SS6 7QA

EPC Rating: D    Council Tax  
 Band: D

Tenure: Freehold

**view this property online** [connells.co.uk/Property/RAY308854](http://connells.co.uk/Property/RAY308854)



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.

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