



**HAIR & SON**  
THE ESTATE OFFICE

**Castle Road**  
, RAYLEIGH, SS6 7QD

"Double Click To Add Sticker"

- FIRST AND SECOND FLOOR MAISONETTE
- THREE BEDROOMS
- LOUNGE
- KITCHEN WITH MODERN UNITS

**£850 pcm**

A First and second floor maisonette over a shop comprising THREE BEDROOMS, lounge, kitchen with modern worktops and cupboards, bathroom/wc. Gas radiator heating. Double glazing. Re-decorated throughout. New carpets. Working applicants only. No pets. No Dss/Top ups. No pets. Available immediately.





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#### **ENTRANCE HALL:**

External steps from rear of building to flat roof area with double glazed door to hallway. Understairs storage cupboard housing electric meters and stairs to second floor, radiator.

#### **LOUNGE:**

17' 2" x 12' 8" (5.23m x 3.86m) uPVC double glazed windows to front and double glazed door to SMALL BALCONY, brick fireplace with fitted gas fire, radiator, power points, TV aerial, new carpet to floor.

#### **KITCHEN:**

13' 7" x 8' 6" (4.14m x 2.59m) uPVC double glazed windows to rear. Range of ground and wall mounted units with contrasting rolling edge worktops, stainless steel sink with drainer, plumbing for washing machine, gas cooker point, space for tall fridge/freezer, radiator, new wood laminate flooring.

#### **LANDING:**

Built in storage cupboard.

#### **BEDROOM ONE:**





12' 8" x 9' 9" (3.86m x 2.97m) uPVC double glazed window to front, radiator, power points, TV aerial, new carpet to floor.

**BEDROOM TWO:**

10' 5" x 8' 4" (3.18m x 2.54m) uPVC double glazed window to rear, radiator, power points, TV aerial, new carpet to floor.

**BEDROOM THREE:**

12' 7" x 7' 0" (3.84m x 2.13m) uPVC double glazed window to front, radiator, power points, telephone point, new carpet to floor.

**BATHROOM/WC:**

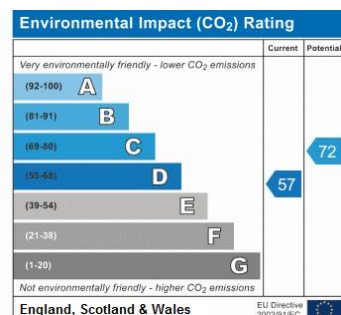
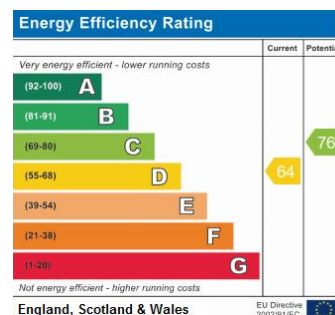
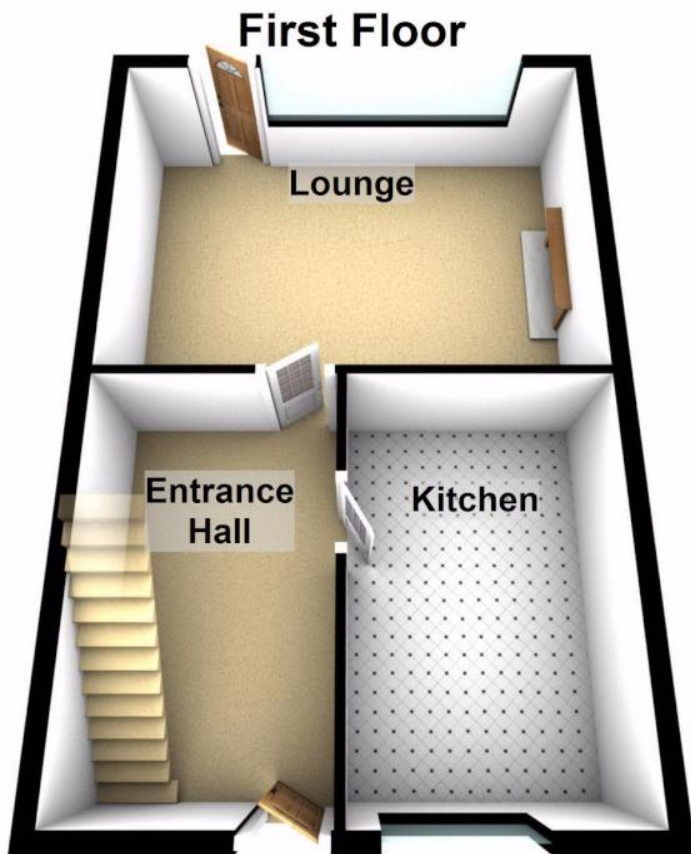
Modern white suite comprising panelled bath, pedestal wash hand basin and low flush W.C. Obscure uPVC double glazed window to rear, radiator.

**OUTSIDE:**

Own flat roof area.

These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.





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