

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Cotswold Avenue, Rayleigh, SS6 8AN



£325,000

Situated in a popular location is this two bedroom semi-detached bungalow requiring modernisation throughout and benefiting from having large lounge, kitchen opening into conservatory, shower room, approximately 50ft rear garden and off-street parking to the front.

Council Tax Band: C. EPC Rating: tbc.
Our Ref 19694

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Entrance via entrance door to

ENTRANCE PORCH

Door to

HALLWAY

Doors to rooms.



LOUNGE 16' 2" x 11' 5" (4.93m x 3.48m)

Double glazed bay window to the front aspect. Two feature windows to the side aspect. Fireplace. Coving to textured ceiling. Radiator.

KITCHEN 8' 11" x 8' 5" (2.72m x 2.57m)

Double glazed windows to the rear aspect. Open through to Conservatory.

CONSERVATORY 8' 1" x 7' 1" (2.46m x 2.16m)

Aluminium frame full height windows. Doors providing access to rear garden.



SHOWER ROOM

Obscure double glazed window to the rear aspect. WC with low level cistern. Pedestal wash hand basin. Shower enclosure with power shower. Oak wood effect flooring. Tiled walls. Towel radiator.



BEDROOM ONE 12' 10" x 9' 11" (3.91m x 3.02m)

Double glazed window to the front aspect. Wardrobes to one wall. Radiator.



BEDROOM TWO 9' 7" x 8' (2.92m x 2.44m)

Double glazed window to the rear aspect. Radiator.



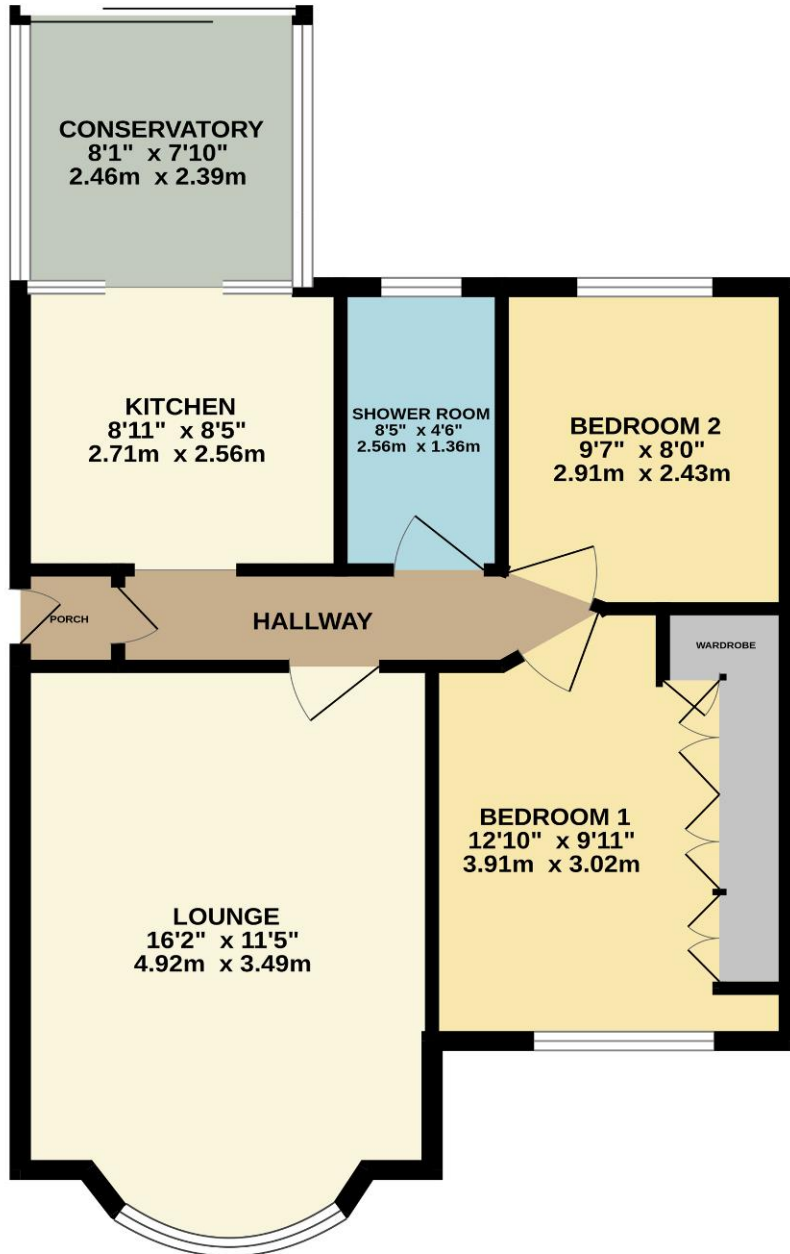
EXTERIOR

The **REAR GARDEN** measures approximately 50' (15.24m) and commences with patio leading to laid lawn. **SHED** to remain.



The **FRONT** has pathway leading to entrance door, lawn area and hardstanding providing off-street parking.

GROUND FLOOR
598 sq.ft. (55.5 sq.m.) approx.



TOTAL FLOOR AREA : 598 sq.ft. (55,5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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