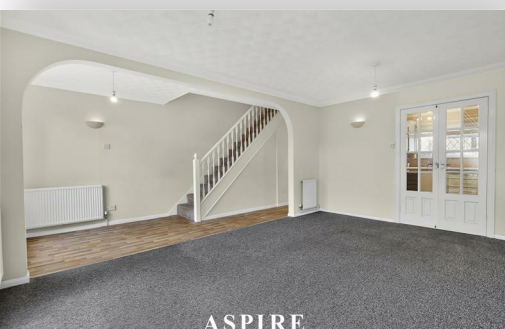


**To arrange a viewing contact us  
today on 01268 777400**



## **Hambro close, Rayleigh Guide price £300,000**

**\*\*GUIDE PRICE 300,000 - 325,000\*\***

Offered with no onward chain is this fantastic three-bedroom terraced family home.

Property benefits from a spacious lounge and kitchen, with the added benefit of a convenient downstairs cloakroom.

Upstairs, the property continues to impress with three well-proportioned bedrooms and a family bathroom.

Externally, the home boasts a generous rear garden.

Ideally located just moments from highly regarded schools, the High Street and a range of local amenities, this home offers both convenience and lifestyle.

[www.aspireestateagents.co.uk](http://www.aspireestateagents.co.uk)

**ENTRANCE HALL**

**DOWNSTAIRS CLOAKROOM**

**LOUNGE/DINER**

17'6 x 16'6 (5.33m x 5.03m)

**KITCHEN**

11'3 x 9'4 (3.43m x 2.84m)

**FIRST FLOOR LANDING**

**MASTER BEDROOM**

12'7 x 9'6 (3.84m x 2.90m)

**BEDROOM TWO**

11'8 x 9'4 (3.56m x 2.84m)

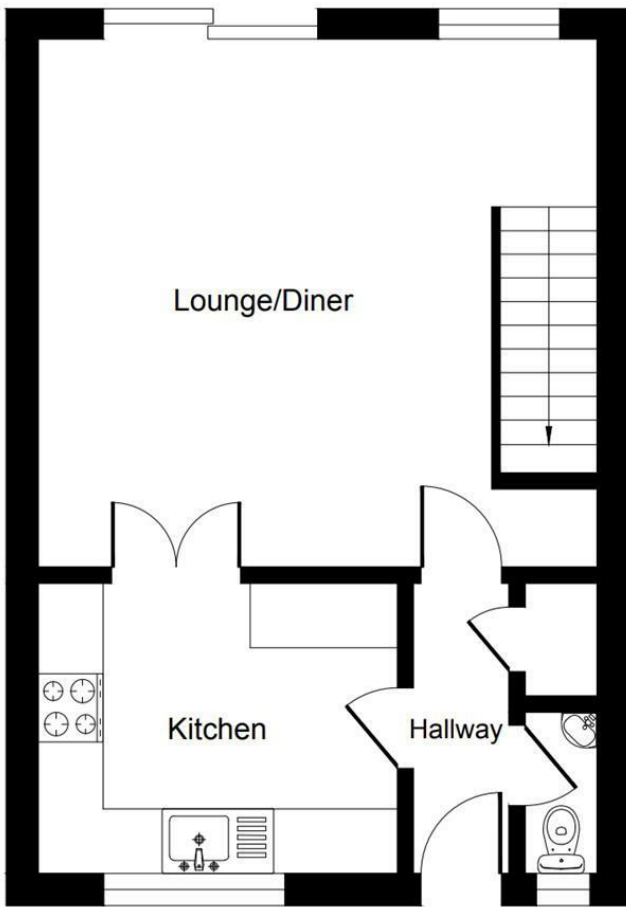
**BEDROOM THREE**

7'8 x 7'8 (2.34m x 2.34m)

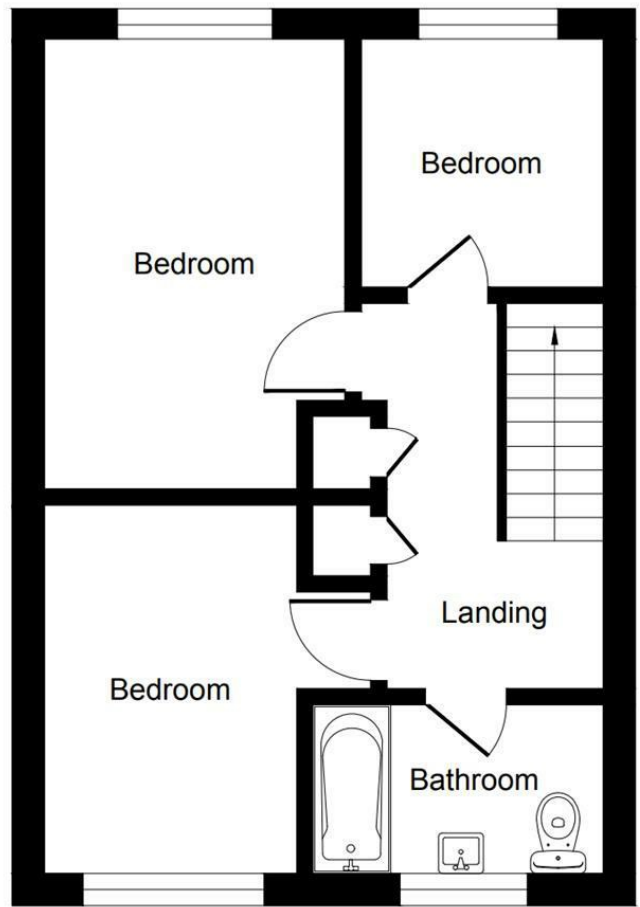
**BATHROOM**

**REAR GARDEN**

# Hambro close

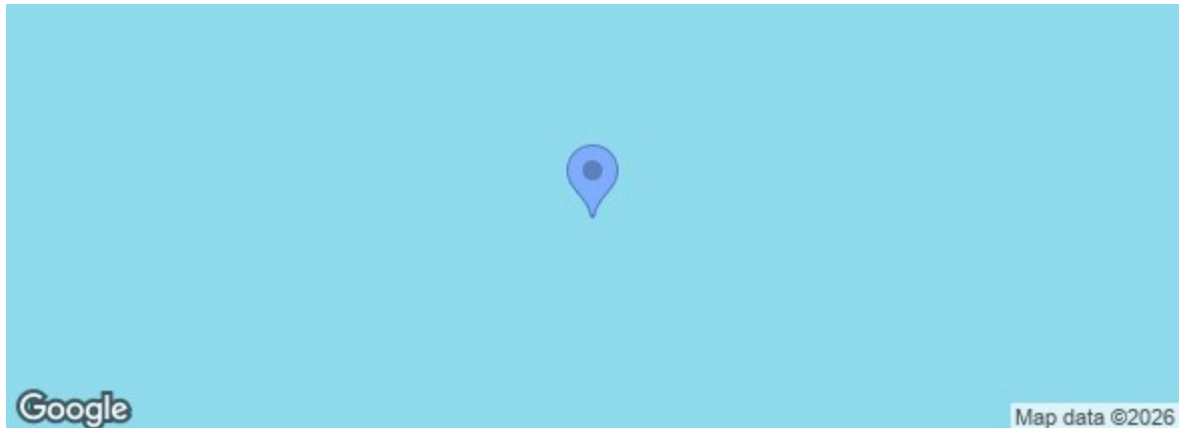


Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales EU Directive 2002/91/EC			



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.