



**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Kestrel Grove, Rayleigh



Morgan Brookes believe - This two bedroom home offered with no onward chain requires some TLC. Benefits include allocated parking, a low maintenance rear garden, and a highly convenient location close to Rayleigh Train Station and High Street amenities. An excellent opportunity to personalise a well-located home.

Our Sellers love - Being in a quiet location close to local amenities, Rayleigh Town Centre & within easy access of the Train Station.

Key Features

- Charming Two Bedroom Home.
- In Need Of Some TLC.
- Low Maintenance Rear Garden.
- Allocated Parking For 2 Vehicles.
- Located Close To Rayleigh Train Station.
- No Onward Chain.
- Call Morgan Brookes Today!

£325,000



Kestrel Grove, Rayleigh

Entrance

Double glazed panelled door to:

Hall

4' 6" x 3' 9" (1.37m x 1.14m)

Stairs to first floor, radiator, doors to:

Living Room

14' 7" x 13' 0" nt 9'9" (4.44m x 3.96m nt 2.97m)

Double glazed window to front aspect, understairs storage area, two radiators, wood effect flooring, double doors to:

Kitchen / Diner

12' 11" x 9' 3" (3.93m x 2.82m)

Double glazed window to rear aspect, range of base and wall mounted units, roll top work surfaces incorporating stainless steel sink and drainer unit, 4 point gas hob with extractor over, splash back tiling, wall mounted combi boiler, radiator, wood effect flooring, double glazed French doors to rear garden.

First Floor Landing

7' 2" x 4' 5" (2.18m x 1.35m)

Ceiling incorporating loft access, doors to:

Bedroom 1

22' 8" nt 10'6" x 12' 5" nt 9'9" (6.90m nt 3.20m x 3.78m nt 2.97m)

Double glazed window to rear aspect, over stairs storage cupboard, radiator, carpet flooring.

Bedroom 2

11' 2" x 7' 10" (3.40m x 2.39m)

Double glazed window to rear aspect, radiator, carpet flooring.

Bathroom

8' 0" x 4' 10" (2.44m x 1.47m)

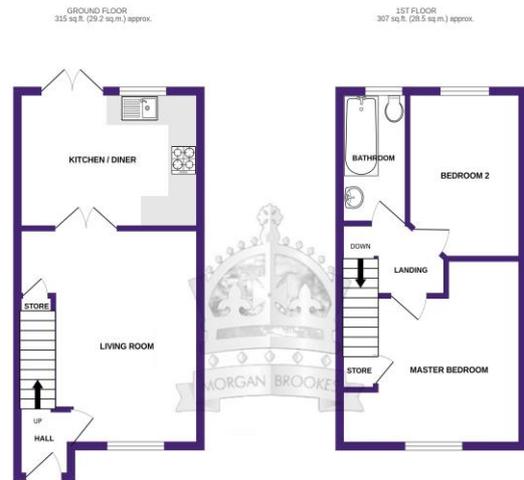
Obscure double glazed window to rear aspect, panelled bath with raised shower system, pedestal hand basin, low level WC, radiator, complimentary tiling to walls.

Rear Garden

Immediate decked seating area from property, the remainder being laid to lawn.

Front Of Property

Allocated parking for 2 vehicles.



MORGAN BROOKES LTD
TOTAL FLOOR AREA: 122 sq.m. (1317 sq.ft.) approx.
While every effort has been made to ensure the accuracy of the floor plan, measurements of floor, ceiling, doors and windows should be approximate and not necessarily taken to the exact perimeter or to the center. The agent is not responsible for any errors or omissions in this information. This is a preliminary plan and is subject to change without notice. It is not intended to be used as a legal document. It is made with the best of skill and care.

Local Authority Information

Rochford District Council

Council Tax Band: C

01268 755626

morganbrookes.co.uk

£325,000

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

We can refer sellers and buyers to our recommended panel of conveyancers. It is your decision whether you choose to deal with our recommended conveyancers. Should you decide to use our recommended conveyancers you should know that we receive a referral fee between £100.00 & £300.00 from them for recommending you to them.