

# COUNTRYSIDE

ESTATES



## 99 Rayleigh Road, Benfleet, SS7 3YH

### £325,000 Freehold

FACING WOODLAND, Semi-detached three bedroom house with NO ONWARD CHAIN, requiring some updating but having been priced accordingly.

Located within easy reach of Schools, Hadleigh town centre and offering three good sized bedrooms, separate lounge and dining room and West backing garden plus off street parking.

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### Entrance Hall

UPVC half glazed door leading to spacious entrance hall, stairs to first floor with understairs cupboard, radiator, wood laminate flooring.

### Lounge 13'6 x 12'5 (4.11m x 3.78m)



Upvc window to front, radiator.

### Dining Room 11'8 x 9 (3.56m x 2.74m)



Upvc window and door to rear, radiator, door to kitchen, wood laminate flooring.

### Kitchen 9'6 x 9 (2.90m x 2.74m)



Upvc window to rear and Upvc door to side leading to utility

room, fitted with range of white base and wall cupboards, wall mounted Vaillant gas boiler, part tiled walls, fitted worktops, inset single drainer sink with mixer tap, cupboards under, plumbed for washing machine, double built in cupboard with foam lagged cylinder, radiator.



### Utility/Store Room 12'2 x 6'6 (3.71m x 1.98m)

Upvc door to front and rear, light, Upvc window to flank, gas meter.

### Landing

Loft access, power point.

### Bedroom One 11'5 x 10 (3.48m x 3.05m)



Upvc window to front, radiator, double built in cupboard.

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**Bedroom Two 10'7 x 8'9 (3.23m x 2.67m)**



Upvc window to rear, radiator, double built in cupboard.

**Bedroom Three 8'7 x 8 (2.62m x 2.44m)**



Upvc window to front, radiator, over stairs storage cupboard.

## Bathroom



Two Upvc windows to rear, panelled bath with mixer tap shower, pedestal wash hand basin, tiled surround to bath, radiator.

## Separate Wc



Upvc window to rear, close coupled wc with push button control

## Rear Garden 40ft approx (12.19mft approx)



West backing, brick wall to left side and fencing to right and rear boundary, lawned.

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## Front Garden

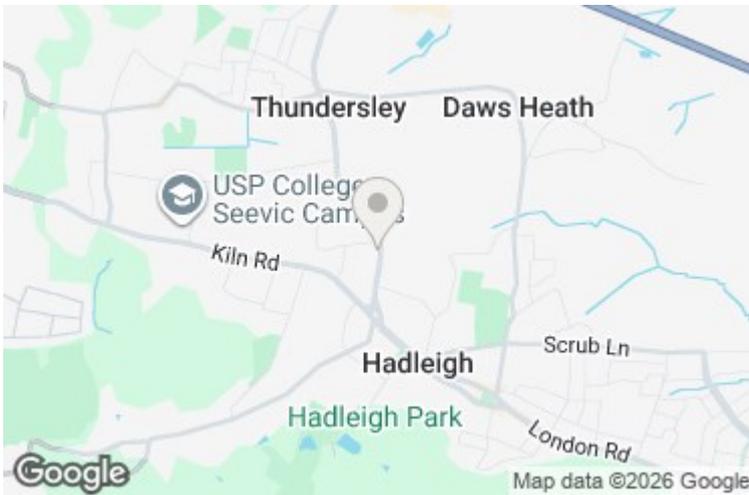
Off street parking for two vehicles.

## Council Tax

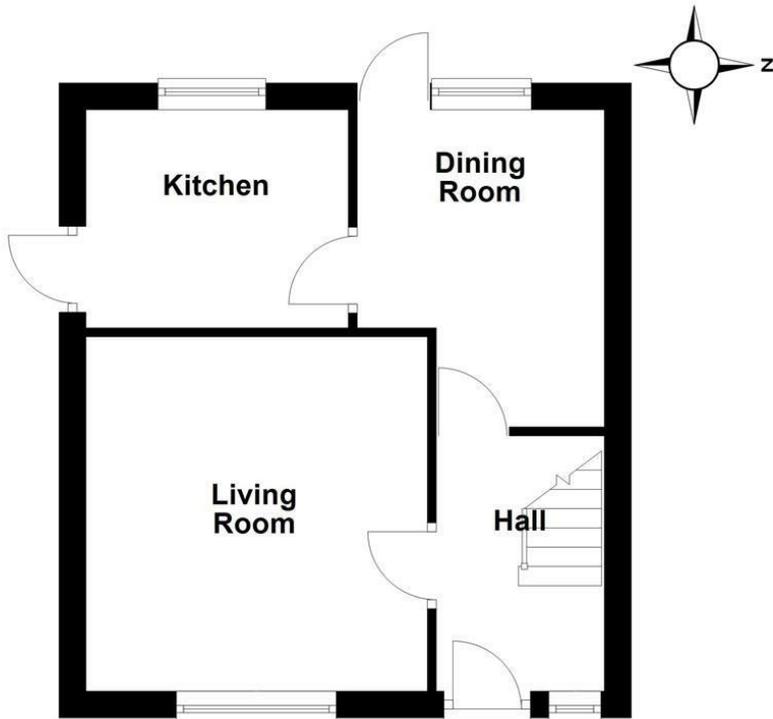
BAND C - Castle Point Borough Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

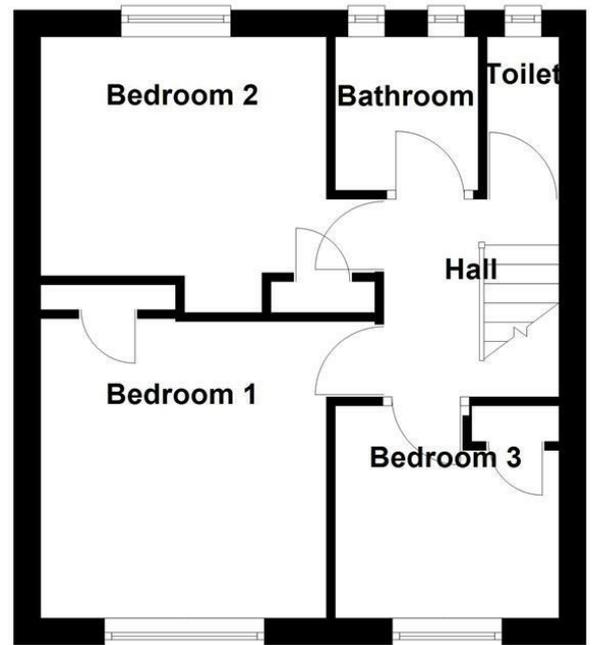
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England &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



### Ground Floor



### First Floor



Total area: approx. 74.6 sq. metres (803.3 sq. feet)

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