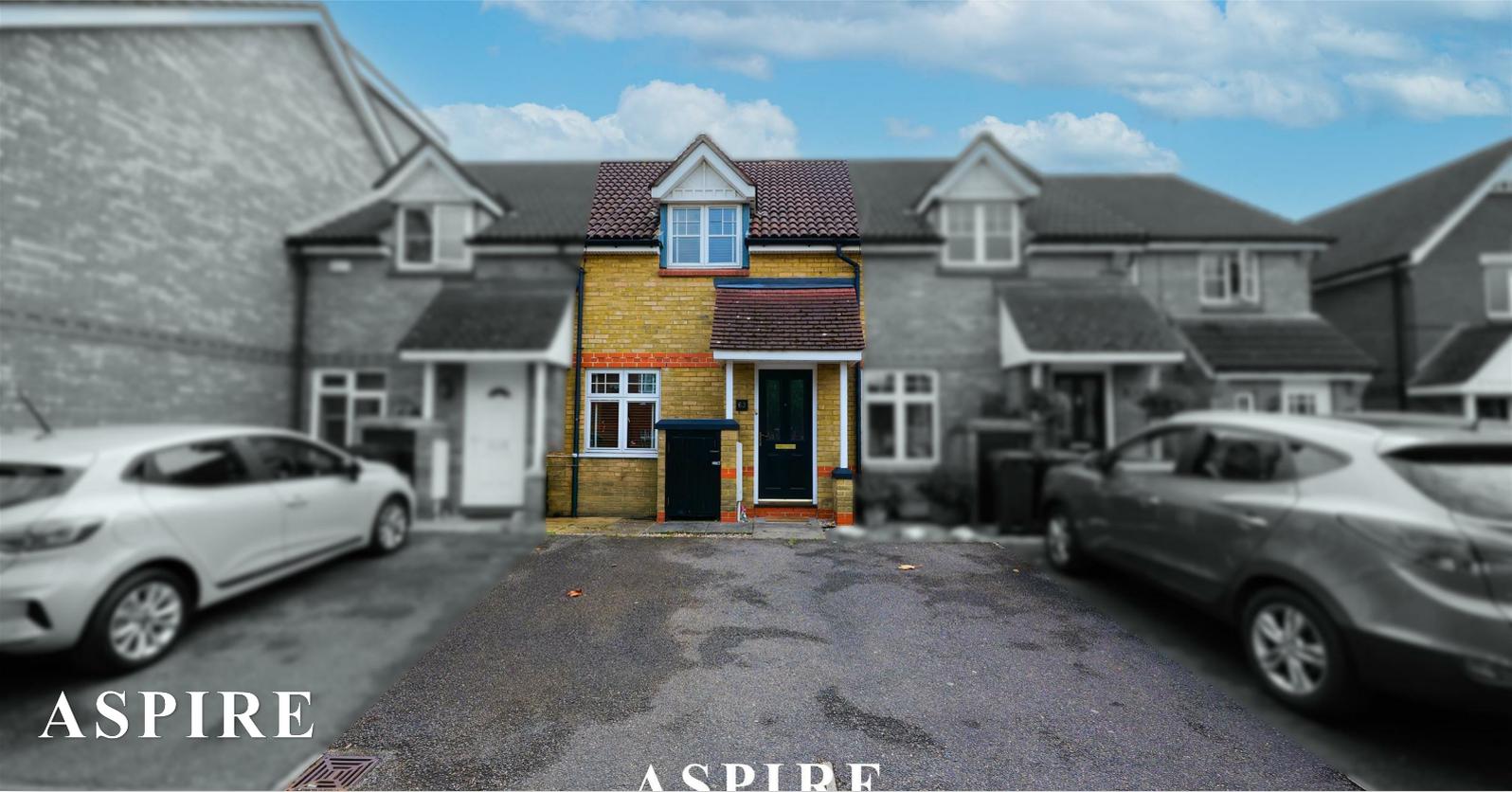


*To arrange a viewing contact us
today on 01268 777400*



Kestrel Grove, Rayleigh £1,495

Viewing Day - 20th September 2025 - Call to book your appointment - Aspire are pleased to offer to let this fabulous two bedroom house with off street parking for 2 vehicle's. This property located on the Birds Estate close to Rayleigh train station and local bus routes. Viewing highly recommended to avoid disappointment.

Entrance hallway

Radiator, coved cornice to ceiling, stairs to first floor

Lounge

14'6 x 9'9 (4.42m x 2.97m)

Double glazed window to front, power points, TV point, radiator, telephone point, coved cornice to ceiling, radiator, under stairs storage cupboard

Kitchen/diner

12'11 x 9'2 (3.94m x 2.79m)

Double glazed window and double doors leading to rear, radiator, stainless steel single drainer with mixer taps, cupboards beneath, range of eye level units, base units with drawers, roll edge work surfaces, inset gas hob with matching oven beneath, half tiled splash backs, plumbing for washing machine

First Floor Landing

Access to loft, power points, coved cornice to ceiling

Bedroom One

12'9 x 12'6 (3.89m x 3.81m)

Double glazed window to front, power point, radiator, airing cupboard housing tank, tv point

Bedroom Two

11'3 x 7'6 (3.43m x 2.29m)

Double glazed window to rear, power points, radiator

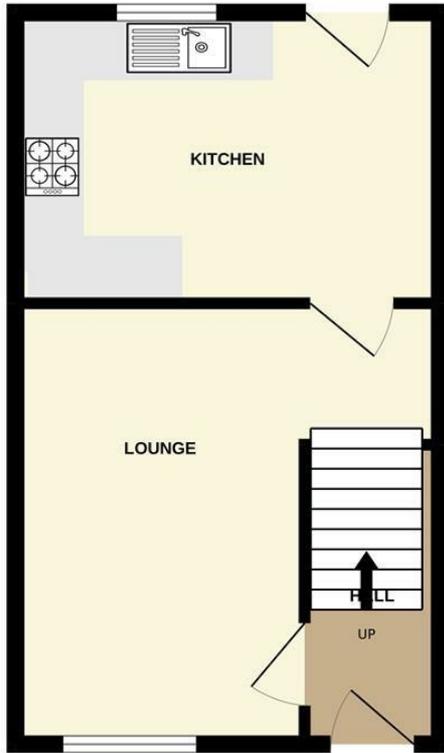
Bathroom

Opaque double glazed window to rear, suite comprising of WC, pedestal wash hand basin, panelled bath with shower, part tiled splash backs, extractor fan

Rear Garden

Approximately 40ft. immediate paved patio area, remainder neatly laid to lawn.

GROUND FLOOR

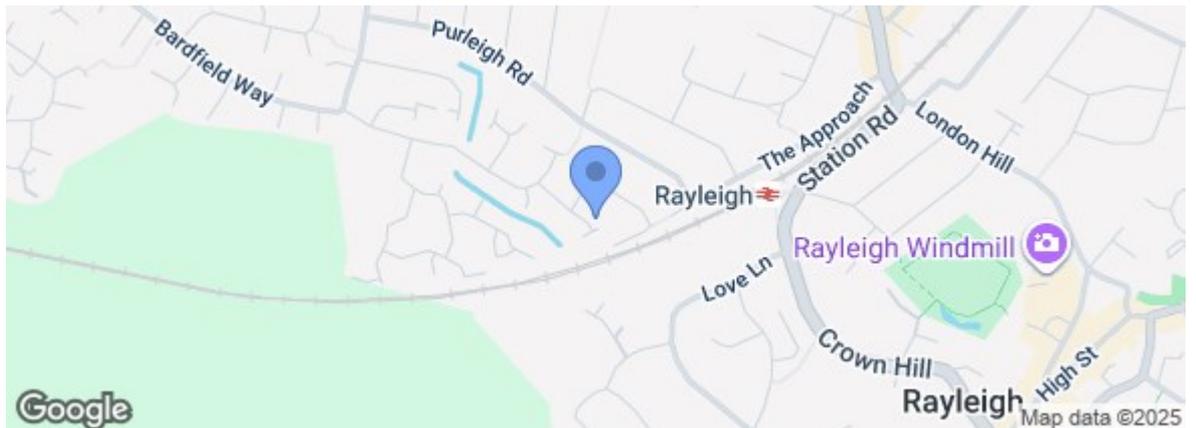


1ST FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		72	91
(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 ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A		72	77
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ 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.