



NICKOLDS
Property Specialists



240 Rayleigh Road, Leigh-On-Sea, SS9 5XL

Offers in excess of £325,000

- Newly Painted Two Double Bedroom Semi-Detached Bungalow
- Expansive Private, Secluded Garden
- Conservatory to Rear
- No Onward Chain - Viewing Recommended
- Spacious Kitchen/Diner
- Close to Heycroft and Eastwood Academy
- Ideal Family Home
- Recently Redecorated with Large, Inviting Lounge
- Transport Connections to High Street Station and Southend
- Perfect Buy to Let with Good Rental Opportunities

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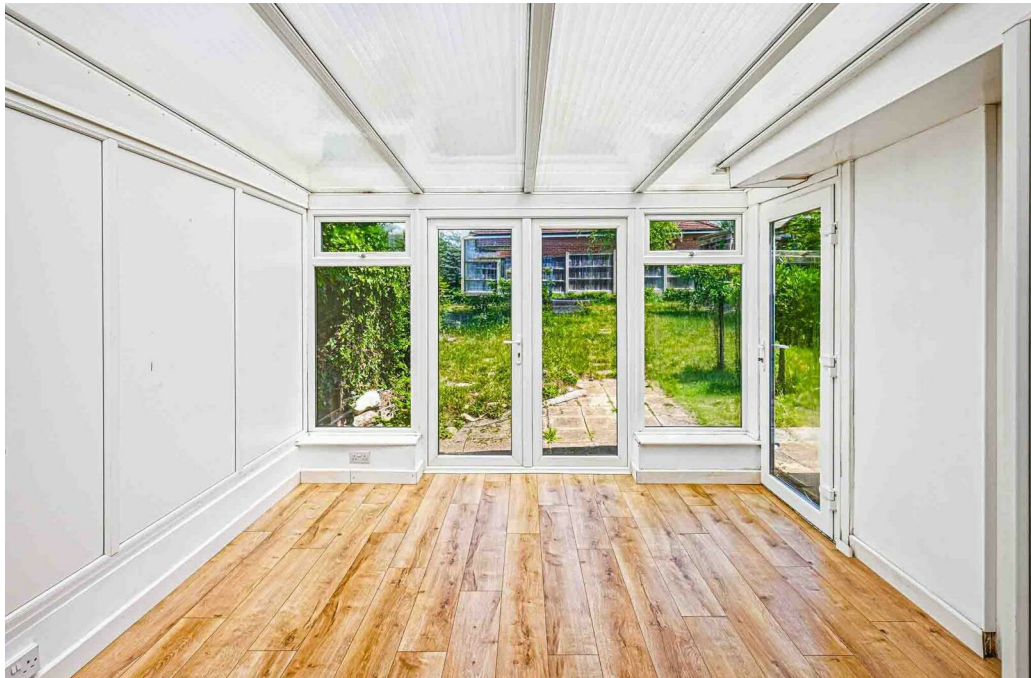
Nestled on the charming Rayleigh Road in Eastwood, Leigh-On-Sea, this delightful bungalow offers a perfect blend of comfort and modern, one level living. This property has recently been redecorated, to give a fresh and inviting atmosphere throughout.

As you enter, you are welcomed by a spacious large lounge, ideal for both relaxation and entertaining guests. This property offers a decent size kitchen/diner, which provides a wonderful potential. The layout is designed to maximise functionality, which offers both space and convenience.

One of the features of this property is the rear garden, which is predominantly not overlooked, offering a sense of privacy. This outdoor space is perfect for enjoying sunny afternoons or hosting barbecues with friends and family.



Council Tax Band: C



Lounge

17'0" x 11'9"

Kitchen

14'8" x 10'6"

Conservatory

11'5" x 11'1"

Bedroom 1

11'9" x 11'9"

Bedroom 2

17'5" x 10'7"

Bathroom

8'0" x 5'7"

W.C.

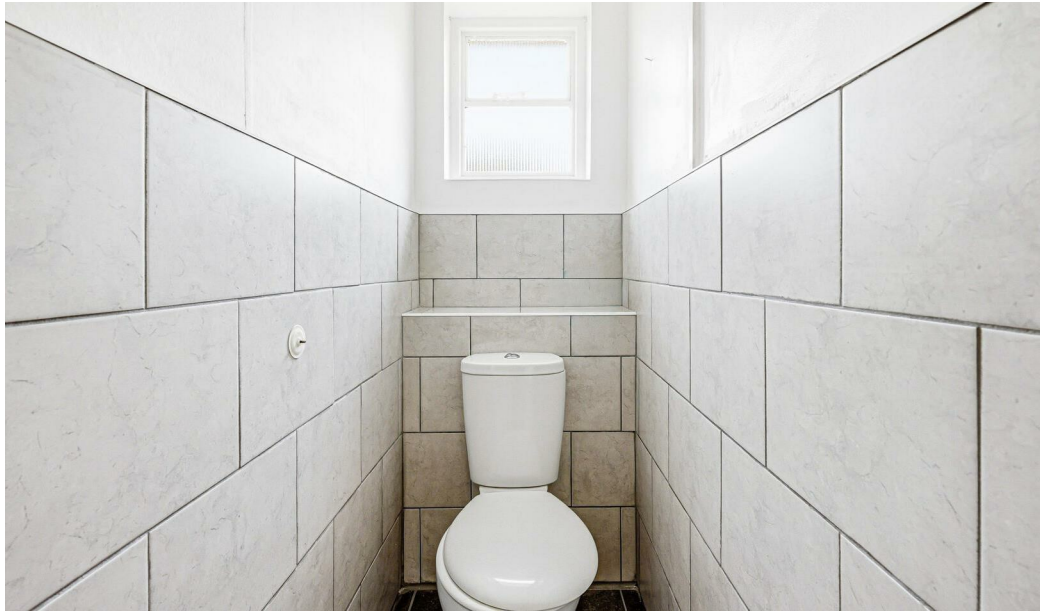
Hallway

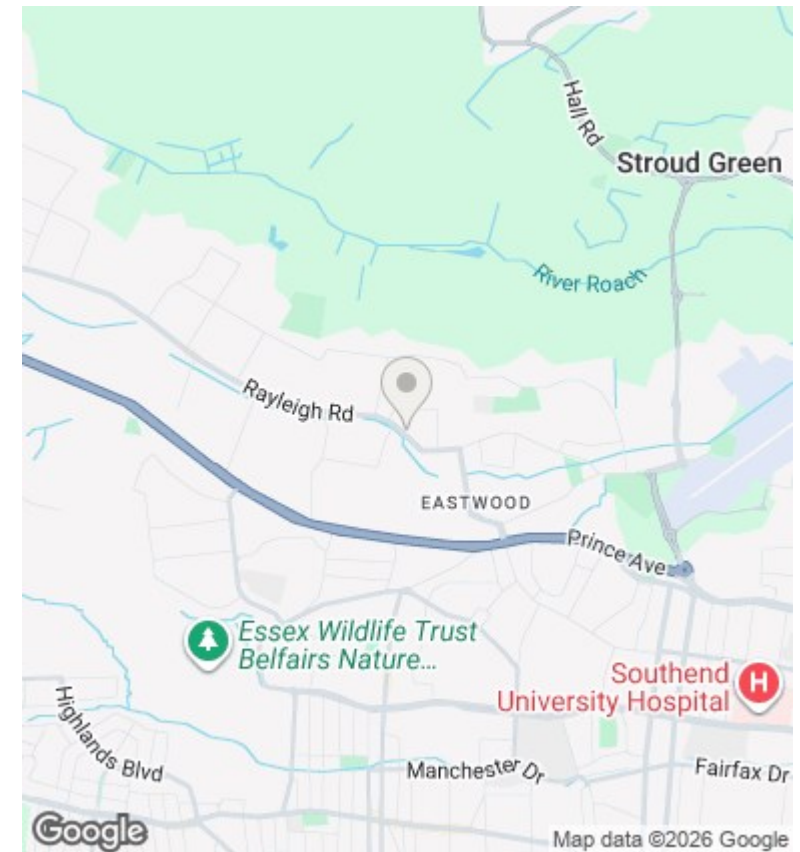
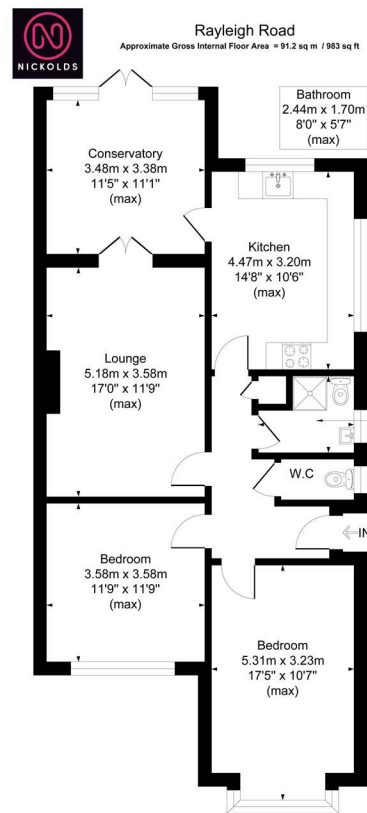
Front Exterior

Rear Garden









Directions

Viewings

Viewings by arrangement only. Call 01702 933 597 to make an appointment.

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC