



STUART THOMAS  
ESTATES



- POPULAR LOCATION
- THREE BEDROOMS
- WELL FITTED KITCHEN/DINER
- CLOAKROOM

12 Truro Crescent, Rayleigh, Essex, SS6 9RU

£400,000

In this popular location this semi detached three bedroom family home offers an attractive Lounge, well fitted kitchen/diner, conservatory and useful ground floor cloakroom. Upstairs are the three bedrooms and family bathroom.



## Property Description

### ENTRANCE HALL

Double glazed entrance door with a stained glass inset leads to the entrance hall. Radiator. Door leads to the:-

### CLOAKROOM

Low level wc and a pedestal hand wash basin. Obscure double glazed window to the front. Lower half of the walls are panelled.

### LOUNGE

With a double glazed window to the front. Double radiator. Coving. Stairs to the first floor with a cupboard under.

### CONSERVATORY

Off the kitchen with double glazed french doors leading to the rear garden.

### KITCHEN/DINER

This good size kitchen/diner is well fitted with a range of units at eye and base level with work surfaces over. Integrated fridge and freezer. Double oven. Integrated washing machine and tumble dryer. Four ring gas hob with an extractor cooker hood over. Double glazed door and window leading to the conservatory. Coving. Tiled floor. Single drainer one and three quarter bowl stainless steel sink unit with a mixer tap over.

### LANDING

Bulkhead storage cupboard.

### BEDROOM ONE

Double glazed window to the rear. Radiator. Built in wardrobe cupboard.





#### BEDROOM TWO

Double glazed window to the front. Radiator. Fitted wardrobes. Coving.

#### STUDY/BEDROOM THREE

Double glazed window to the rear. Radiator. Coving.

#### BATHROOM

With a white 3 piece suite comprising a low level wc with a concealed cistern, vanity hand wash basin with cupboards under and a panelled bath with a mixer tap shower attachment and shower screen. Obscure double glazed window to the front. Fully tiled to all visible walls. Heated towel rail.

#### GARAGE

Attached with an up and over door.

#### REAR GARDEN

Laid to lawn with screen fencing. Paved patio.

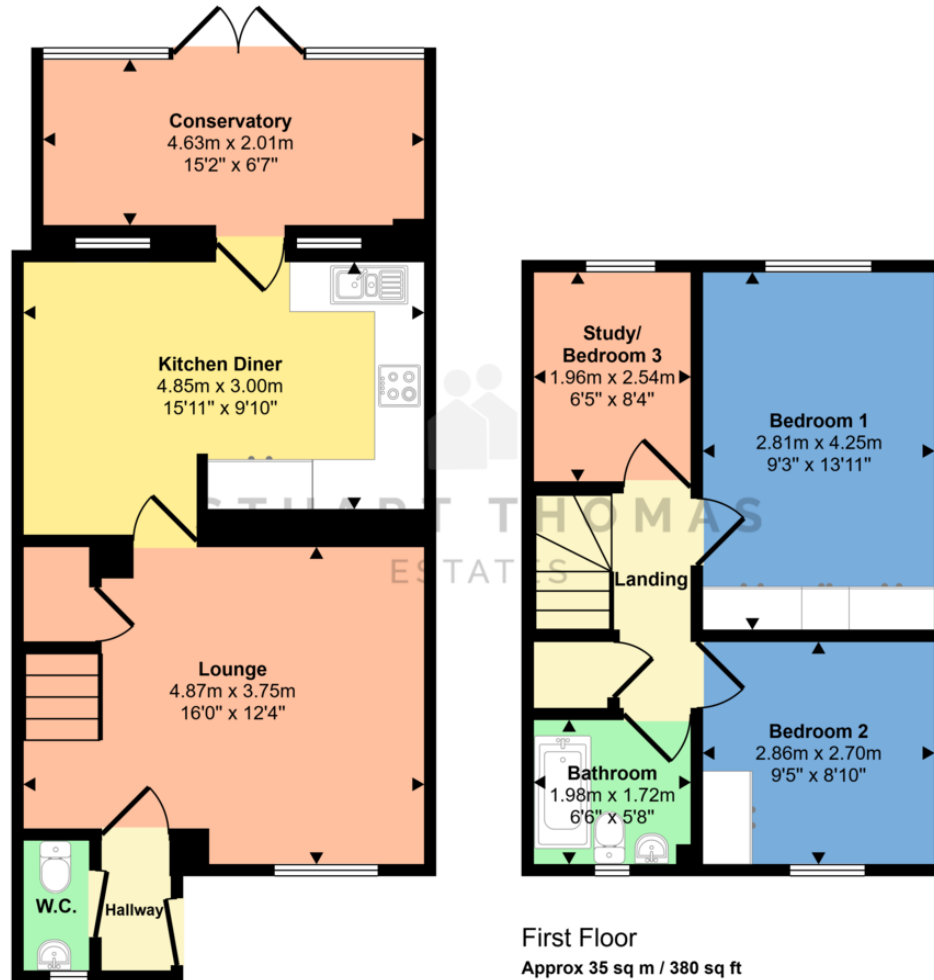
#### GENERAL

Tenure Freehold

Rochford District Council

Council Tax Band D

Approx Gross Internal Area  
84 sq m / 908 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		

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