

## Andrewes Way, Rayleigh

£375,000

- Living Room 17'8 x 14'2
- Ground Floor Cloakroom
- Bathroom with 4 piece suite
- Driveway to Side - 2 cars
- Kitchen 12'6 x 11'
- 2 First Floor Double Bedrooms
- Southerly Garden to Rear
- Modern Specification

SPACIOUS END TERRACE HOUSE WITH OFF STREET PARKING FOR 2 CARS AND SOUTHERLY GARDEN.  
2 DOUBLE BEDROOMS. LARGE LOUNGE 17'8 x 14'2 (MAX). 12'6 KITCHEN/BREAKFAST ROOM.  
BATHROOM WITH 4 PEICE SUITE AND GROUND FLOOR CLOAKROOM.



Council Tax Band: C



#### CANOPY PORCH

Part glazed door to:

#### ENTRANCE HALL

Radiator.

#### CLOAKROOM

Double glazed opaque window to front.

Radiator. Laminate finish to floor extending to:

#### LIVING ROOM

17'8 x 14'2 max

Double glazed French door and panelling to rear garden. Two radiators.

Under stairs cupboard.

Open plan to:

#### KITCHEN

12'6 x 11'

Double glazed window to front. Range of base and wall mounted units

providing drawer and cupboard space with work top surface extending to

incorporate inset sink unit with cupboard beneath.

Built in oven, hob and extractor fan above.

Space for washing machine, dishwasher and fridge freezer. Breakfast bar. Cupboard housing boiler.

#### FIRST FLOOR LANDING

Radiator.

#### BEDROOM

12'10 x 12'2

Double glazed window to rear. Radiator. Range of wardrobe cupboards to remain.

#### BEDROOM

14'2 x 9'10

Double glazed window to front. Radiator. Built in storage cupboard. Access to loft which we understand is boarded with ladder.

#### BATHROOM

4 piece suite

4 piece suite comprising of low level WC, wash hand basin, panel enclosed bath unit and large shower cubicle.

Tiled surround. Extractor fan. Radiator/rail.

#### SOUTHERLY REAR GARDEN

Commencing with paved patio to immediate rear with remainder laid to lawn. Decking area. Gate to side. Shed. Outside tap.

#### DRIVEWAY TO SIDE

The property benefits from driveway to side providing off street parking.

#### DISCLAIMER

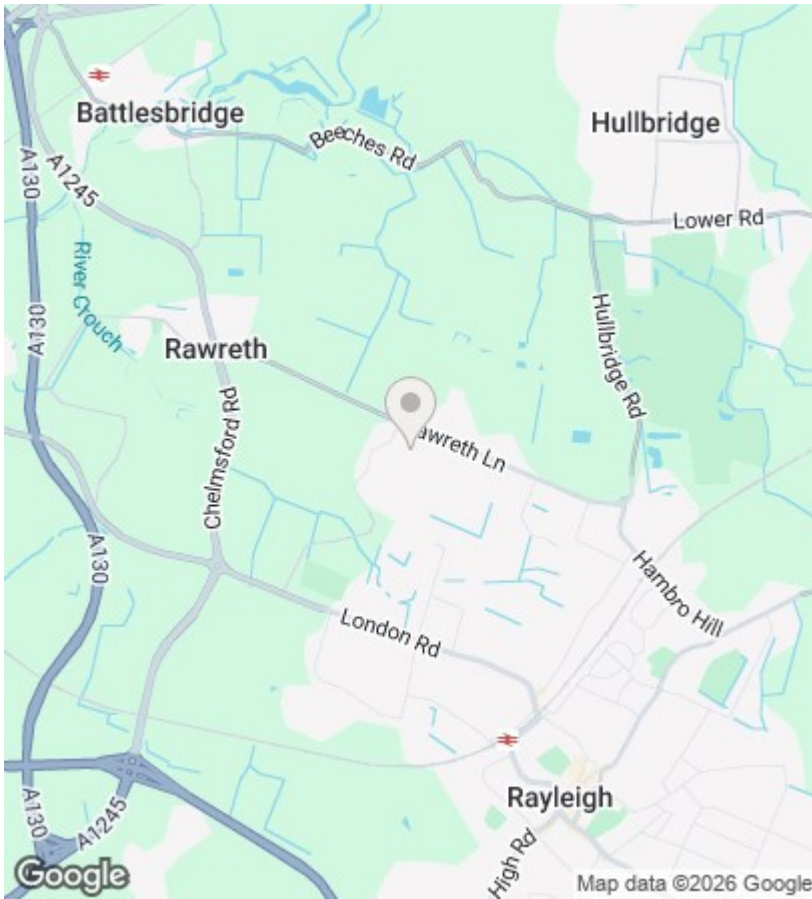
PLEASE NOTE - any appliances, fixtures, fittings or heating systems have not been tested by the agent as we are not qualified to do so. We have relied on information supplied by the seller to prepare these details. Interested applicants are advised to



make their own enquiries about the functionality.







## EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>88</b>	<b>89</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 