



Ayers Cruiks
COMMERCIAL

For Sale

48 Hockley Road,
Rayleigh, SS6 8EB

Two-bedroom home near
Rayleigh High Street and
station, with lounge,
kitchen/diner, ground-floor
bathroom, garden and WC..

- Two-Bedroom House
- Spacious living room
- Fitted kitchen with integrated appliances
- Ground floor bathroom
- Ensuite
- Double glazing and central heating
- Rented out producing £16,800pa
- Offers In Excess of £325,000

01702 343060

www.ayerscruiks.co.uk



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Summary

Price: Freehold offers in Excess Of £325,000

VAT: To be confirmed

EPC: C

Legal fees: Each party to bear their own costs.

Rental Income: Producing a passing rent of
£16,800 per annum (£1400pcm)

Contact & Viewings

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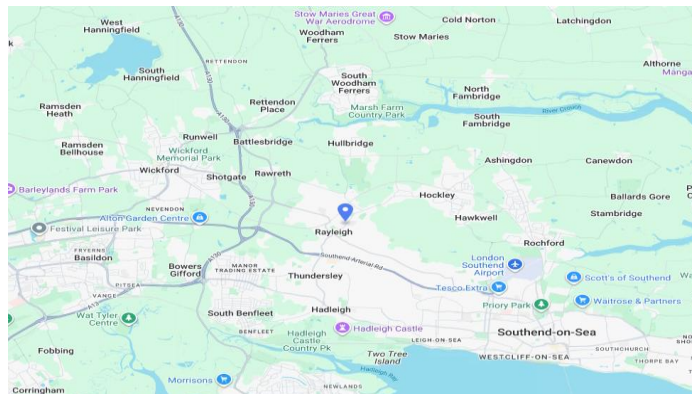
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Accommodation

Entrance Hallway – 1.71m x 2.24m

A bright entrance hallway with laminate flooring, wall-mounted radiator and carpeted staircase leading to the first floor.

Ground Floor Bathroom/Shower Room – 1.90m x 2.24m

Double-glazed UPVC window to the front. Fitted with a panelled bath, separate shower cubicle with overhead shower, low-level WC and pedestal wash basin with mixer tap. Laminate flooring and wall-mounted radiator.

Living Room – 3.75m x 3.75m

Double-glazed UPVC window to the side, laminate flooring and wall-mounted radiator. Further benefiting from useful understairs storage.

Kitchen – 3.67m x 3.76m

Fitted with a range of base and wall-mounted units incorporating a four-ring gas hob, fitted electric oven and overhead extractor. Integrated appliances include an undercounter fridge/freezer and dishwasher. Double-glazed UPVC window overlooking the rear garden and wall-mounted double radiator.

First Floor Landing – 0.94m x 0.99m

Providing access to both first-floor bedrooms.

Bedroom One – 3.75m x 2.19m

Double-glazed UPVC window overlooking the rear garden, carpeted flooring and wall-mounted radiator.

Bedroom Two – 3.75m narrowing to 2.68m x 2.77m narrowing to 1.77m

Double-glazed UPVC window to the front, carpeted flooring and wall-mounted double radiator. Further benefiting from an en-suite WC.

En-Suite WC – 1.01m x 1.22m

Fitted with a low-level WC and vanity wash basin with mixer tap.

Outside

The property benefits from a large rear garden, providing generous external space.

Description

A well-presented two-bedroom property, currently let and producing £1,400 pcm (£16,800 per annum). The accommodation comprises a living room, fitted kitchen, ground-floor bathroom with separate shower, and two first-floor bedrooms, one benefiting from an en-suite WC.

Externally, the property benefits from a generous rear garden as well as off street parking.

46 Hockley Road is also available for sale, both properties can be purchased together and are guided at £600,000.

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