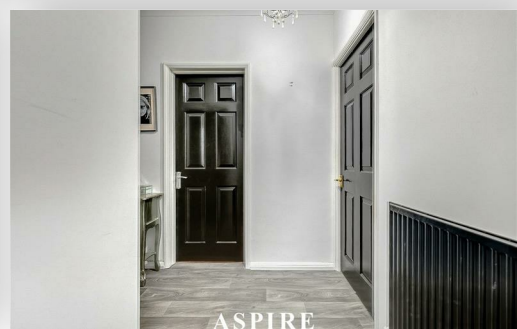
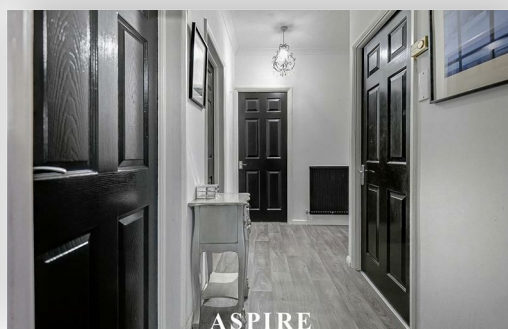
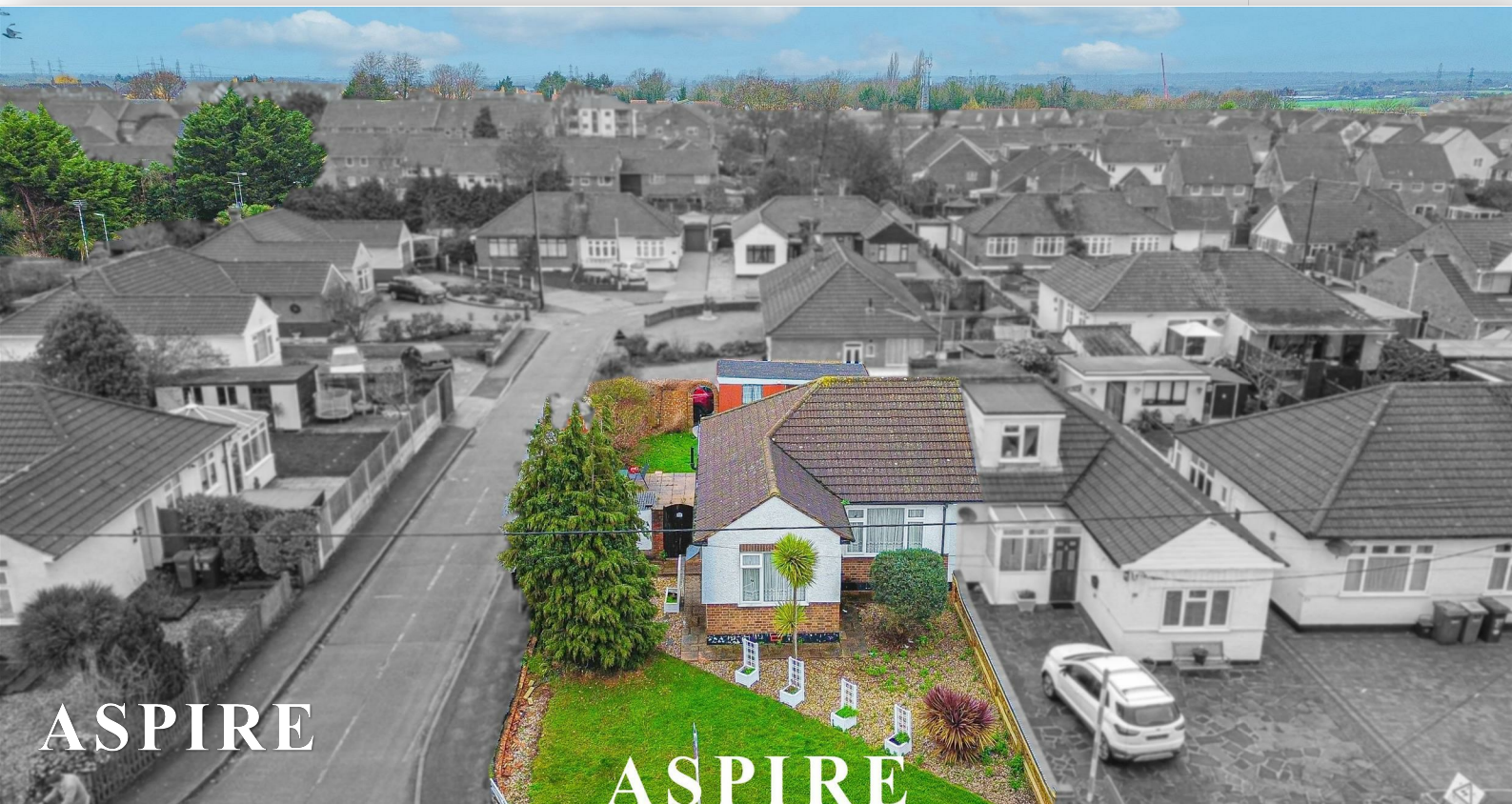


***To arrange a viewing contact us  
today on 01268 777400***



## **Victoria Avenue, Rayleigh £325,000**

This two-bedroom semi-detached bungalow is well positioned on a corner plot and features a good sized lounge, a dining area, fitted kitchen, a modern wet room, and two good sized bedrooms. Ideally located within one mile of the train station and High Street, the property is perfectly placed for local shops, well-regarded schools, and everyday amenities, all within comfortable walking distance.

The accommodation is well proportioned and offers lots of naturally light, offering two generous double bedrooms, a separate utility room, and living and dining spaces that provide a flexible layout with clear scope for enhancement. While this home would benefit from some updating in certain rooms, it presents an excellent opportunity for buyers to add value and tailor the space to their own requirements and being on a generous corner plot this home has lots to offer.

Externally, the property enjoys a decent sized garden and also offers further potential to extend, subject to the necessary planning permissions (STPP), providing additional long-term flexibility and upside.

Offered with no onward chain, this represents an attractive opportunity for investors, owner-occupiers, downsizers, and those seeking a property with strong future potential. Early viewing is highly recommended to fully appreciate the location and opportunities on offer.

**Entrance Hallway**

10'3 x 8'2 (3.12m x 2.49m)

**Kitchen**

10'0 x 9'0 (3.05m x 2.74m)

**Utility Room**

8'0 x 7'0 (2.44m x 2.13m )

**Living Room**

13'0 x 11'6" (3.96m x 3.51m)

**Dining Room**

13'8 x 7'8" (4.17m x 2.34m)

**Shower Room**

6'0 x 5'5" (1.83m x 1.65m)

**Bedroom One**

12'5 x 10'0" (3.78m x 3.05m)

**Bedroom Two**

11'4 x 9'2" (3.45m x 2.79m)

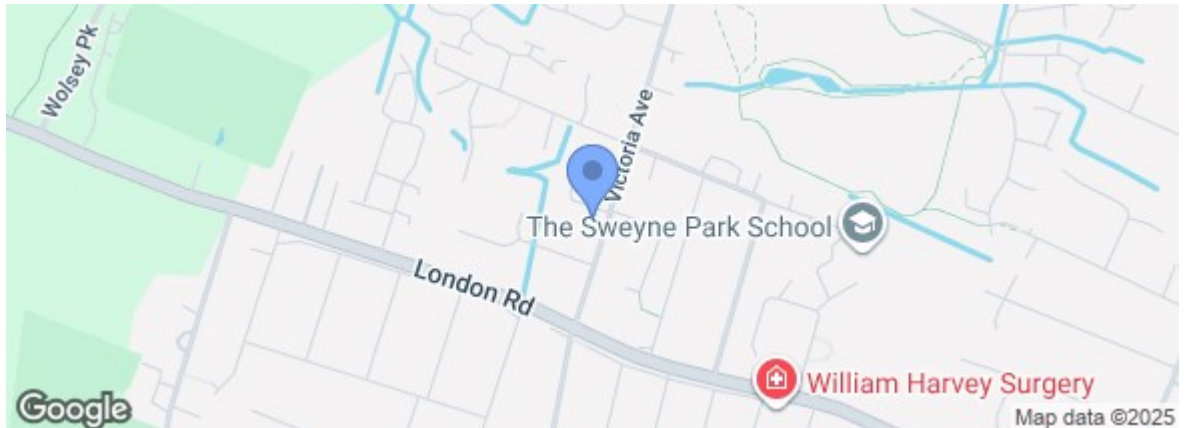
GROUND FLOOR  
669 sq.ft. (62.1 sq.m.) approx.



TOTAL FLOOR AREA: 669 sq.ft. (62.1 sq.m.) approx.

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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-10) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			
Environmental Impact (CO <sub>2</sub> ) Rating			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-10) G			
Not environmentally friendly - higher CO <sub>2</sub> 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.