



101 Clarence Road, Rayleigh, Essex,
SS6 8TB

Offers in excess of: £350,000 Freehold



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READY TO PUT YOUR OWN STAMP ON!! This vacant 3 BED SEMI DETACHED FAMILY HOUSE is conveniently situated for Grovewood Primary school and other local amenities. Requiring modernisation but benefiting from a WEST FACING GARDEN, GARAGE and good sized rooms. Key available for viewing!!

3 Bedrooms

Lounge 14'11" x 11'7"

Dining Room 8'11" x 8'11"

Kitchen 9'8" x 9'5"

Bathroom & Separate Wc

West Facing 550ft (approx) Rear Garden

Garage

EPC GRADE TBA

Lounge 14'11" x 11'7" (4.55m x 3.53m). Double glazed window to front aspect, textured ceiling, fireplace, radiator, double doors to dining room.

Dining Room 8'11" x 8'11" (2.72m x 2.72m). Double glazed French doors to garden, radiator, textured ceiling.

Kitchen 9'8" x 9'5" (2.95m x 2.87m). Double glazed door to garden. Kitchen comprises of a range of wall and base level units, roll edge work top surfaces incorporating single drainer sink unit, space for cooker and washing machine, wall mounted combi gas boiler, open to Dining Room.

First Floor Accommodation

Accommodation comprises

Entrance Hall Hardwood entrance door through to hallway. Parquet style flooring, stairs to first floor, storage cupboard, radiator, doors to:

Landing Double glazed window to side aspect, doors to:

Bedroom One 15'3" x 11'7" (4.65m x 3.53m). Double glazed window to front aspect, radiator, textured ceiling, wardrobes to one wall.



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Bedroom Two 11'8" x 9'1" (3.56m x 2.77m). Double glazed window to rear aspect, radiator, textured ceiling.

Details to be verified
EPC grade D
Council tax band D

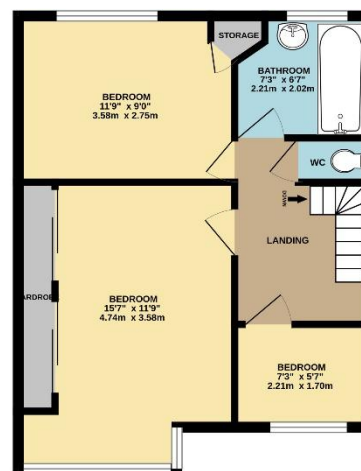
Bedroom Three 7'1" x 5'8" (2.16m x 1.73m). Double glazed window to front aspect, radiator.

Bathroom Obscure double glazed window to rear aspect. Two piece suite comprising; panelled bath with electric shower over, pedestal wash hand basin, radiator.

Separate WC Obscure double glazed window to side aspect, low level WC.

Exterior

Rear Garden West facing garden measuring approx. 55ft. Paved patio area, remainder laid to lawn, mature shrubs and bushes, door to GARAGE



TOTAL FLOOR AREA : 971 sq.ft. (90.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92-100) A	85
(81-91) B	
(69-80) C	60
(55-68) D	
(48-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales EU Directive 2002/91/EC	



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