



2 Rivenhall, Rayleigh, Essex, SS6
7TT

Asking Price: £389,995 Freehold



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BEAUTIFULLY PRESENTED 3 bedroom SEMI DETACHED HOME recently decorated with **MODERN BATHROOM, KITCHEN, conservatory, garage & g/f wc.** The property is set in a modern cul-de-sac conveniently located for local shops, country walks and a short bus ride of **RAYLEIGH STATION.**

3 Bedrooms

Lounge 14'1" x 12'1"

Kitchen/Breakfast Room 15'6" x 9'11"

Conservatory 13'1" x 9'1"

Family Bathroom

Cul-de-sac location

Off Street Parking & garage

Garage

EPC GRADE D

Ground Floor Cloakroom Modern suite with wash hand basin unit cupboards under, chrome heated towel rail, low level WC, wood effect flooring, tiling to walls.

Lounge 14'1" x 12'1" (4.3m x 3.68m). Wood effect flooring, radiator, double glazed window to front opening to:

Kitchen/Breakfast Room 15'6" x 9'11" (4.72m x 3.02m). Fitted with a range of white gloss wall and base level units with roll edge work surfaces, single drainer sink unit with mixer taps, built in double oven with ceramic hob and extractor hood over, integral dishwasher, plumbing and space for washing machine, tiling to walls, wood effect flooring, breakfast bar, storage cupboard under stairs, double glazed window to rear.

Conservatory 13'1" x 9'1" (4m x 2.77m). Wood effect flooring, wall mounted modern radiator, double glazed doors to rear.

Accommodation comprises

Entrance Hall Double glazed entrance door through to hallway, stairs to first floor, radiator, doors to:



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First Floor Accommodation

Landing Storage cupboard housing hot water tank, loft access, doors to:

Bedroom One 13'8" x 8'7" (4.17m x 2.62m). Built in wardrobes, radiator, two double glazed windows to front.

Bedroom Two 9'3" x 8'11" (2.82m x 2.72m). Radiator, double glazed window to rear.

Bedroom Three 8'11" x 6'11" (2.72m x 2.1m). Radiator, double glazed window to rear.

Family Bathroom White suite, panelled bath with mixer taps and shower with screen over, vanity wash hand basin, low level WC, heated towel rail, tiled walls

Rear Garden Paved patio area which is laid to artificial lawn, rear patio area, storage shed, fenced boundaries, door to garage, side access.

Front To the front of the property there is a block paved driveway leading to garage.

Garage up and over and door, power and light.

Details to be verified
EPC grade D
Council tax band D



Ground Floor
Approximate Floor Area
720.10 sq. ft
(66.90 sq. m)

First Floor
Approximate Floor Area
387.60 sq. ft
(36.01 sq. m)

Total Approximate Floor Area
1107.71 sq. ft
(102.91 sq. m)

The Property Misdescriptions Act 1991

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) 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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