



47 Cheapside West, Rayleigh, Essex,
SS6 9DE

Offers over: £425,000 Freehold



47 Cheapside West, Rayleigh, Essex, SS6 9DE

Located within access of Rayleigh Mainline Station and Sweyne Park school, this spacious 3 BED SEMI DETACHED HOUSE, is served by a 100' SOUTH FACING REAR GARDEN and recently fitted bathroom suite. Call now to make a viewing of this lovely home!!

**Spacious Semi Detached Home
3 Bedrooms**

Lounge/Diner 22'2" x 15'4"

Kitchen 12' x 10'

Family Bathroom

Ground Floor Cloakroom

100ft approx. South Facing Rear Garden

Ideal location for commuters &

Sweyne Park School

EPC GRADE C

Ground Floor Cloakroom Obscure double glazed window to side aspect. Two piece suite comprising; modern bowl on stand wash hand basin, low level WC, radiator, tiled walls and floor.

Lounge/Diner 22'2" x 15'4" (6.76m x 4.67m). Double glazed bay window to rear aspect, smooth finish to ceiling with coved cornice, wood effect flooring, TV point. fitted log burning stove, door to rear garden

Kitchen 12' x 10' (3.66m x 3.05m). Double glazed window to front aspect. Kitchen comprises of a range of wall and base level units, Quartz effect work top surfaces incorporating sink unit, space for cooker and fridge freezer, integrated dishwasher and washer/dryer, smooth finish to ceiling with spotlights, new boiler installed when kitchen re-fitted in 2022. Door to hall.

Accommodation comprises

Entrance Hall Double glazed entrance door through to hallway. Stairs to first floor, smooth finish to ceiling with coved cornice, wood effect flooring, panelled internal doors to:

First Floor Accommodation

Landing Access to loft, smooth finish to ceiling with coved cornice, panelled doors to:



Offers over: £425,000

Bedroom One 14'2" x 12'2" (4.32m x 3.7m). Double glazed window to front aspect, radiator, smooth finish to ceiling with coved cornice, mirror fronted wardrobes across one wall.

Bedroom Two 12'3" x 9'5" (3.73m x 2.87m). Double glazed window to rear aspect, wood effect flooring, TV point, textured ceiling.

Bedroom Three 12'2" x 6'10" (3.7m x 2.08m). Double glazed window to rear aspect, wood effect flooring, textured ceiling, radiator.

Bathroom Obscure double glazed window to side aspect. Three piece suite comprising; P shaped bath with shower over and glazed shower screen, concealed cistern WC and wash hand basin, towel radiator, tiled walls and floor.

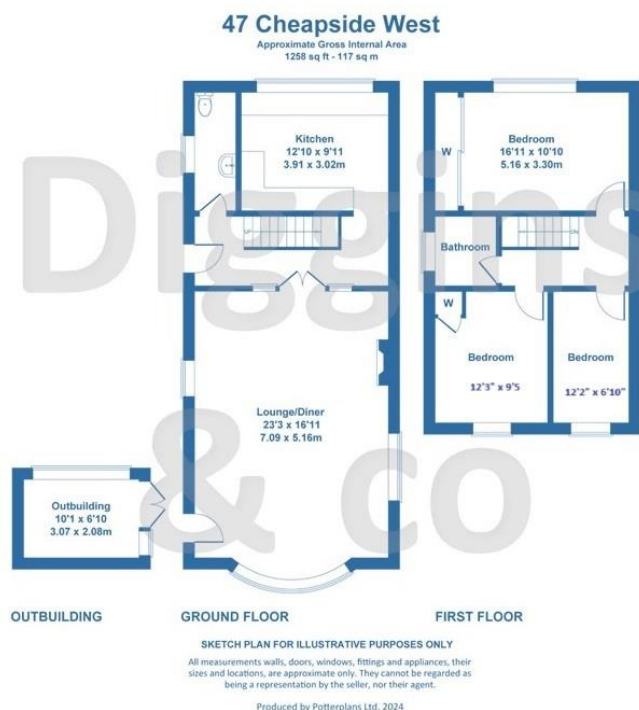
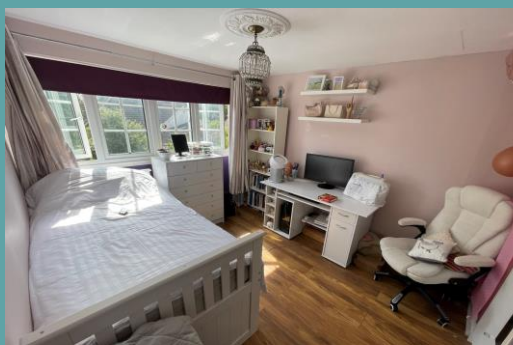
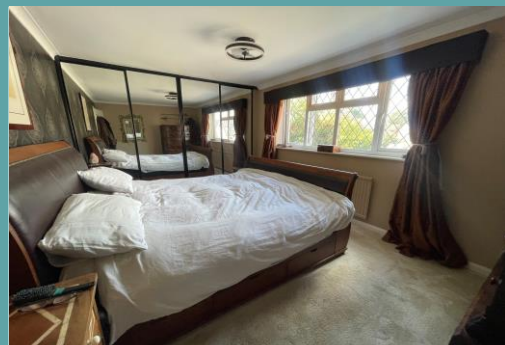
Exterior

Rear Garden *Approx. 100ft in length.* Commencing paved patio area and lawn, leading to second patio area laid to artificial lawn, shed and large

workshop/home office with power and light and fitted workbenches, outside water supply, side access to front and rear gated access to Swayne Close. South facing rear garden.

Front Provides off street parking for 2 vehicles, electronic vehicle charging point to remain.

Details to be verified
EPC grade C
Council tax band D



The Property Misdescriptions Act 1991

Whilst we as TEAM estate agents endeavor to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property. A Buyer is advised to obtain verification from their Solicitor and/or Survey. A Buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Items shown in photographs are not included, they may be available by separate negotiation.

The Data Protection Act 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the TEAM Association Consortium Company of which it is a member and TEAM Association Limited for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

35 Eastwood Road
Rayleigh
Essex
SS6 7JE

Tel: 01268 777200

Fax:

Email: sales@digginsandco.com



| 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 | | 73 | 85 |
| EU Directive 2002/91/EC | | | |

diggins & co