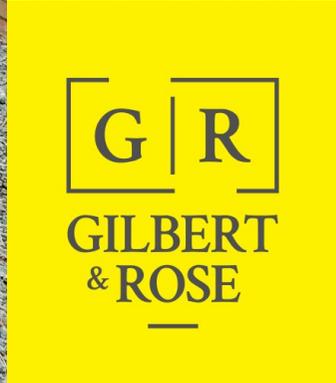




21a Weir Farm Road



21a Weir Farm Road
Rayleigh
Essex
SS6 7AF

Guide price £200,000



Guide Price £200,000 - £210,000

This lovely ground floor flat has been decorated in neutral tones providing a modern yet cosy feel throughout. The property comes with two bedrooms, four piece suite bathroom, spacious lounge and a modern kitchen. The lounge provides you with access to the shared south facing rear garden where you'll find a large decked seating area which is the perfect space for relaxing in the sunshine throughout those summer months. Perfectly located a short walk from Rayleigh Weir yet situated down a quiet cul-de-sac means you can take advantage of being within quick access to the A127, close to local shops for all shopping necessities, a 12 minute walk from Rayleigh High Street where you can enjoy the excellent local restaurants, bars and shops and a 20 minute walk to Rayleigh Station.



Entrance
Door into hallway smooth ceiling, carpeted flooring, storage under stairs, stairs leading to bedroom two, doors to:

Kitchen
6'0" x 12'9" (1.83m x 3.91m)
Range of wall and base level units with roll top work surfaces above incorporating a stainless steel sink and drainer unit, integrated oven with gas hob above and extractor unit over, combination boiler housed in

cupboard, space for washing machine and fridge freezer, tiled splash backs, smooth ceiling with pendant lighting, radiator, linoleum flooring, double glazed window to rear.

Lounge
13'10" x 10'0" (4.22m x 3.05m)
Double glazed French doors to rear, smooth ceiling with pendant lighting, radiator, carpeted flooring.



Bedroom One

16'11" x 6'11" (5.18m x 2.13m)

Double glazed window to front, smooth ceiling with pendant lighting, radiator, carpeted flooring.

Bathroom

Four piece suite comprising corner shower cubicle, panelled jacuzzi bath, wash hand basin set into vanity unit with mixer tap, low level w/c, double glazed obscure window to front, smooth ceiling with pendant lighting, linoleum flooring, partially tiled splash backs, extractor fan.

Bedroom Two

10'0" x 4'11" (3.05m x 1.52m)

Double glazed window to front, smooth ceiling with pendant lighting radiator, carpeted flooring.

Shared Rear Garden

Shared rear garden with both downstairs and upstairs flat and comprises decked seating area with steps down to block paved pathway leading into shed, lawn area, side gated access to front garden.

Front Garden

Shingle driveway, slab paved pathway providing side gated access to rear garden.

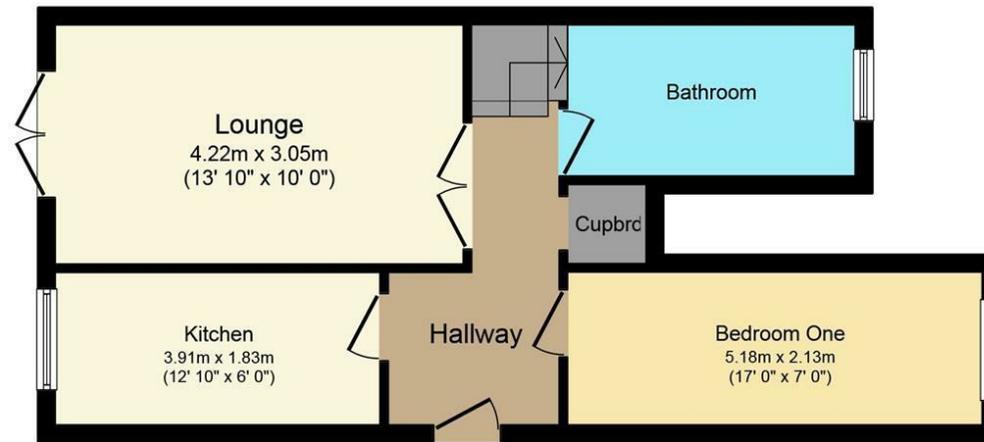
Lease Details

Leasehold

Lease - 88 years

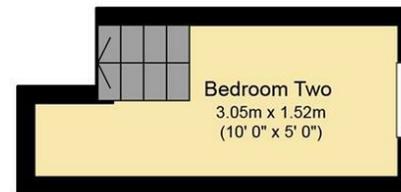
Ground Rent - £200





Ground Floor

Floor area 45.0 sq. m. (484 sq. ft.) approx



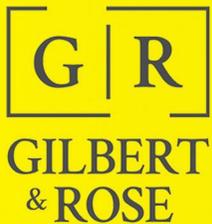
First Floor

Floor area 7.0 sq. m. (75 sq. ft.) approx

Total floor area 52.0 sq. m. (560 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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