



# COUNTRYSIDE ESTATES

205 HIGH ROAD • BENFLEET • ESSEX • SS7 5HY

TEL: 01268 755555 EMAIL: [benfleet@countrysideestates.co.uk](mailto:benfleet@countrysideestates.co.uk)

[www.countrysideestates.co.uk](http://www.countrysideestates.co.uk)



**28 Roach Avenue, Rayleigh, Essex, SS6 7TA**

**Price £325,000 Freehold**

Located a short walk of Rayleigh Town Centre having an excellent range of Shops, Restaurants and Bars, this well maintained two bedroom semi-detached bungalow.

The property enjoys a spacious Lounge, modern fitted kitchen with access to a conservatory overlooking the garden. To the front is off street parking and viewing is highly recommended.

## 28 Roach Avenue, Rayleigh, Essex, SS6 7TA

### ACCOMMODATION

Upvc part glazed door to the side of the property into.....

### ENTRANCE HALL

Carpet. Radiator. Loft access. Heating thermostat control. Doors to rooms. The hall is in the process of being decorated by the owners.

### KITCHEN 9'1 x 7'4 (2.77m x 2.24m)



Tiled floor. Fitted with cream units to eye and base level with laminate, wood effect work tops. Integrated ceramic cream sink and drainer with chrome mixer taps. Integrated electric oven and gas hob with stainless steel and glass extractor fan over. Tiled splash backs. Tiled floor. Space for washing machine and fridge/freezer. Upvc double glazed door with windows to side into.....



### CONSERVATORY 9'9 x 5'8 (2.97m x 1.73m)



Upvc double glazed with brick below to 3 elevations. UPVC double glazed patio door to rear garden. Newly finished tiled flooring.

### LOUNGE 12' x 10'10 (3.66m x 3.30m)



Upvc double glazed bay window to front. Smooth plaster ceiling with coving. Carpet. Working fire place. Tv and telephone points. Radiator.

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## BEDROOM 2 10' x 7'8 (3.05m x 2.34m)



Upvc double glazed window to rear. Radiator. Carpet. Smooth plaster ceiling with coving.

## BEDROOM 1 12' x 10 (3.66m x 3.05m)



Upvc double glazed window to front. Smooth plaster ceiling with coving. Carpet. Fitted cupboard. Radiator. Wall vent.

## BATHROOM



Upvc double glazed window to rear. White suite of bath with chrome mixer taps with hand held shower attachment. Fitted chrome shower over with glass shower screen. Low level W/c and pedestal wash hand basin. Chrome heated towel rail. Tiled to bath/shower area and sink splash back. Tiled floor. Smooth plaster ceiling with coving.



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## OUTSIDE



The property is approached via a foot path to the entrance at the side of the bungalow. There is a gravel off street parking area to the front of the property.

## REAR GARDEN



Concrete patio area with raised sleep flower beds leading to lawn area with pathway to the shed. Raised pond. Gated side access.

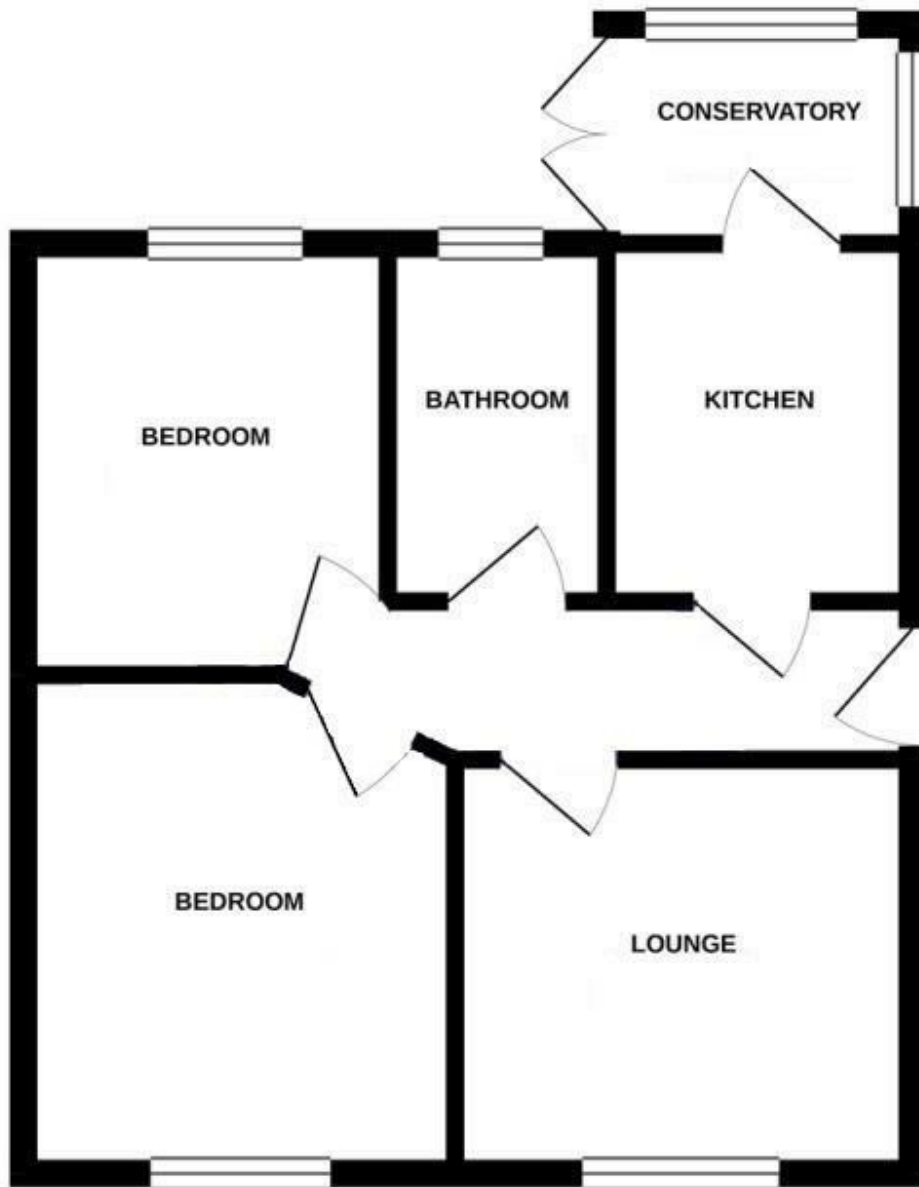
## VIEWING

Through COUNTRYSIDE ESTATES on 01268 755555

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			95
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## GROUND FLOOR



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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