

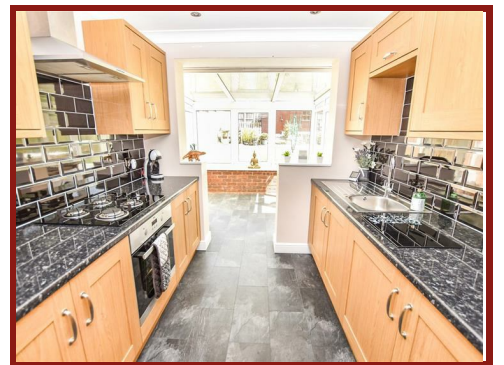


COUNTRYSIDE ESTATES

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5 Shannon Avenue, Rayleigh, Essex, SS6 7ST

£335,000 Freehold

A NEWLY REFURBISHED TWO BEDROOM SEMI-DETACHED BUNGALOW Situated in a very popular turning in this highly sought after location. The property offers excellent access to many local amenities including Doctors, Dentists and Chemists as well as local shops, bus services and Rayleigh town centre.

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Accommodation

Upvc double glazed entrance door leading to:

Entrance Hall



Coved smooth plastered ceiling with inset spots, laminate wood flooring, radiator. Doors leading to:

Lounge 16'10 x 11'10 (5.13m x 3.61m)



Upvc double bay window to front aspect, coved smooth plastered ceiling, laminate wood flooring, feature wooden mantle with wood burner, radiator, TV and power points.



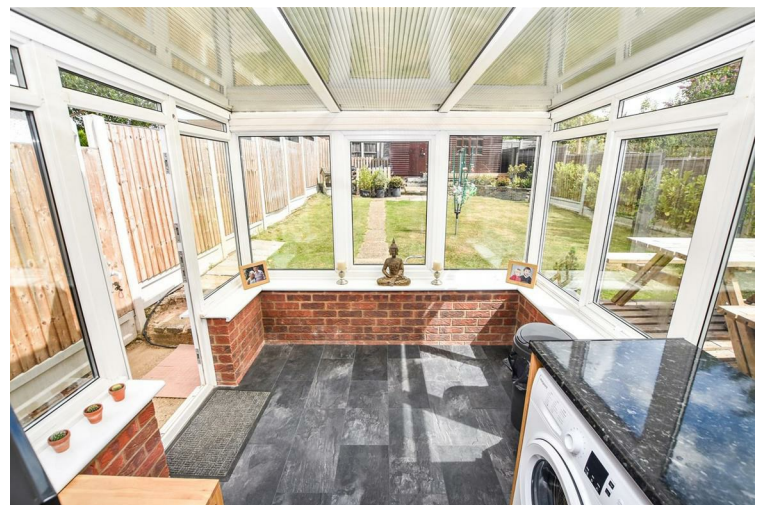
Kitchen 8'0 x 8'0 (2.44m x 2.44m)



Coved smooth plastered ceiling with inset spot lights, laminate tiled effect flooring, fitted wall and base units with rolled edge worktops and tiled splash backs, gas hob and oven with extractor fan over, stainless steel sink with drainer and chrome mixer tap, integrated fridge freezer, power points. Open Plan to:



Conservatory 8'7 x 8'3 (2.62m x 2.51m)



Upvc double glazed windows and door to side, laminate tiled effect flooring, built in unit with worktop with plumbing for washing machine, TV and power points.

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Bedroom Two 9'8 x 8'10 (2.95m x 2.69m)



Bedroom One 11'10 x 9'8 (3.61m x 2.95m)



Upvc double glazed window to front aspect, coved smooth plastered ceiling, laminate wood flooring, radiator, TV and power points.

Bathroom 7'10 x 4'5 (2.39m x 1.35m)



Upvc double glazed obscure window, fully tiled walls, cushion flooring, modern white suite comprising of paneled bath with shower over, vanity unit with wash hand basin and chrome mixer tap, close coupled w.c, heated towel rail.

Rear Garden



Mostly laid to lawn, raised patio area to rear of garden, large wooden summer house/shed with power supply, side access.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		64
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		83
(81-91) B		
(69-80) C		61
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



Front Garden



Low maintenance block paved driveway providing ample off street parking for several vehicles.



Approximate Floor Area
630.54 sq. ft
(58.58 sq. m)



These particulars do not constitute any part of an offer or contract. Accordingly their accuracy is not guaranteed. Any prospective purchaser or lessee should satisfy themselves to the correctness of statements or information in these particulars.