

## Cotswold Avenue, Rayleigh, SS6 8AW



£ 300,000

Situated in a much sought after position, within walking distance to High Street, schools and all amenities, is this bay fronted two bedroom semi detached bungalow. Requiring modernisation throughout with secluded rear garden, detached garage, shared driveway to side with the potential for further parking to front. No onward chain. Viewing advised. EPC Rating: TBC. Our Ref: 17289.



Tel: 01702 200666 [www.williamsanddonovan.com](http://www.williamsanddonovan.com)

1 Woodlands Parade, Main Road, Hockley, Essex SS5 4QU email: [hockleysales@williamsanddonovan.com](mailto:hockleysales@williamsanddonovan.com)

Company No. 4510230 VAT Registration No. 725 9879 75



Entrance via hardwood entrance door to entrance hall.

### ENTRANCE HALL

#### LOUNGE 18' 1" into bay x 11' 11" (5.51m x 3.63m)

Double glazed bay window to front aspect. Two obscure glazed windows to side aspect. Radiator. Coving to ceiling.



#### BEDROOM ONE 11' 1" x 9' 10" (3.38m x 3m)

Double glazed window to front aspect. Radiator.



#### BEDROOM TWO 10' 1" x 8' 4" (3.07m x 2.54m)

Double glazed window to rear aspect. Radiator.



### SHOWER ROOM

Obscure double glazed window to rear aspect. A three piece suite comprising double walk in shower cubicle with electric shower over, inset wash hand basin with vanity storage below and low level wc. Radiator. Tiled walls. Tiled flooring.



#### KITCHEN 8' 10" x 7' 10" (2.69m x 2.39m)

Double glazed window to rear aspect. Double glazed door providing access to rear garden. A range of base and eye level units incorporating roll top work surface with stainless steel sink drainer unit. Wall mounted boiler. Space and plumbing for appliances. Cupboard housing meters. Tile effect flooring.



## EXTERIOR.

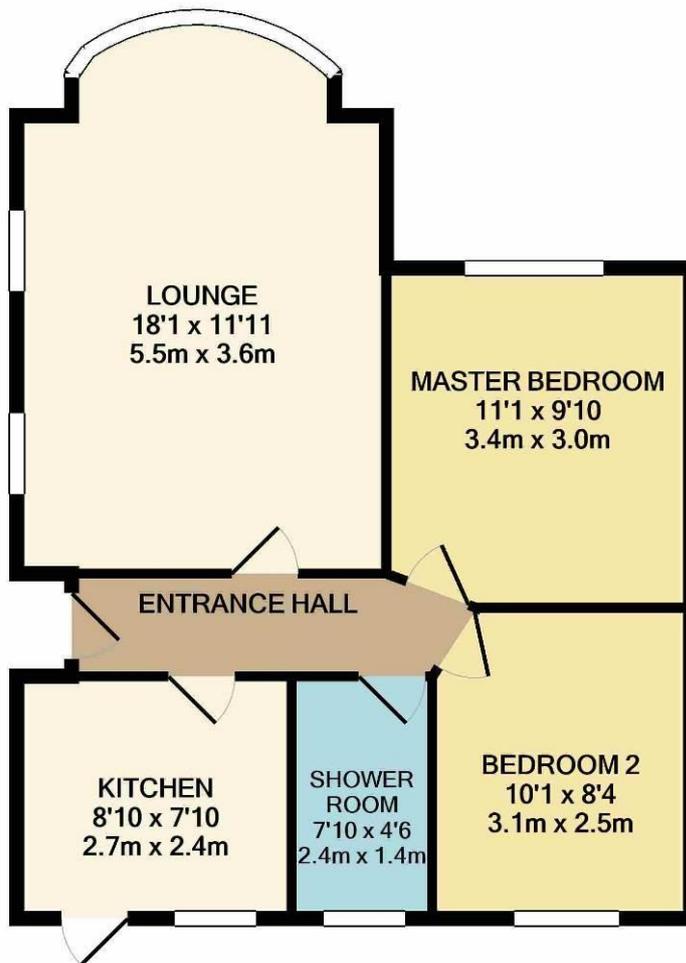
The **SECLUDED REAR GARDEN** commencing with crazy paved patio. Laid to lawn. Mature flower and shrubs. Shed to remain. Gate providing access to front.



The **FRONT** occupies an elevated position with lawn area to front with shared driveway to side leading to garage.

### **Agents Note**

*The lawn area to front offers potential to create off street parking, if required.*



TOTAL APPROX. FLOOR AREA 535 SQ.FT. (49.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Made with Metropix ©2021

Consumer Protection from Unfair Trading Regulations 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.