

Williams & Donovan

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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.



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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.

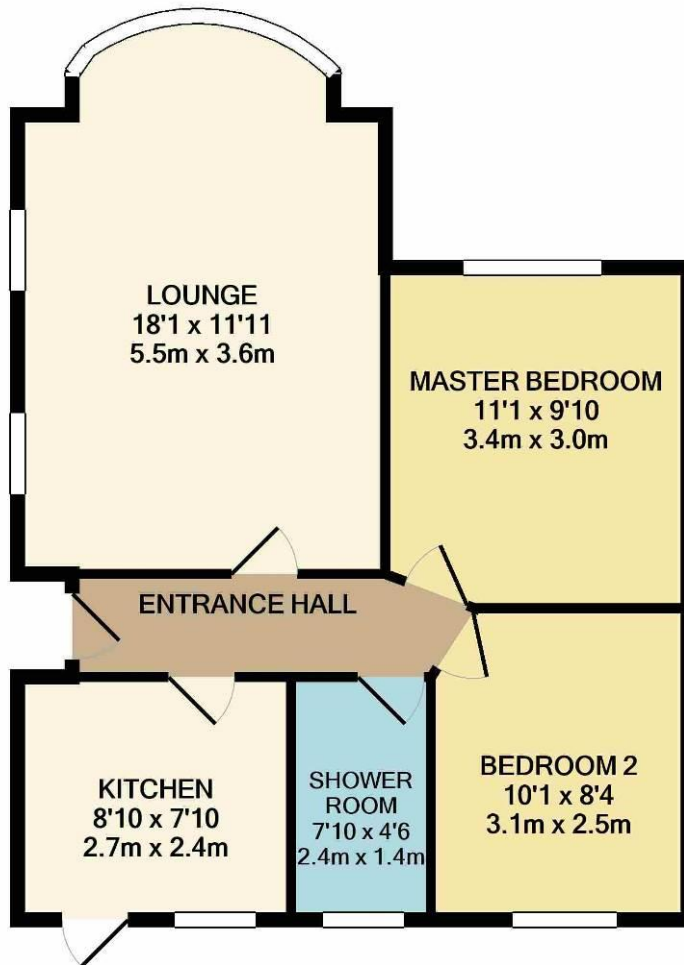
The **SECLUDED REAR GARDEN** commencing with crazy paved patio. Laid to lawn. Mature flower and shrubs. Shed to remain. Gate providing access to front.



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
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