



12 Wraysbury Drive, Laindon - SS15 4HY

O.I.E.O £315,000 Freehold

Offered with **NO ONWARD CHAIN**, this is a well-presented two-bedroom mid-terrace house with a block paved driveway providing two dedicated parking spaces at the front. The kitchen features a comprehensive range of units, with an undercounter electric oven and a gas hob and further space for your own appliances. The spacious conservatory benefits from a tiled floor with underfloor heating. With two double bedrooms and the main bedroom with fitted wardrobe storage and main bathroom comprising of bath with shower over , while gas central heating throughout ensures a warm and welcoming environment. Council Tax band: C ~ EPC Energy Efficiency Rating: C



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Hallway

Kitchen

8' 2" x 8' 2" (2.50m x 2.50m)

Lounge / Diner

15' 7" x 11' 10" (4.75m x 3.60m)

Conservatory

10' 7" x 9' 10" (3.22m x 3.00m)

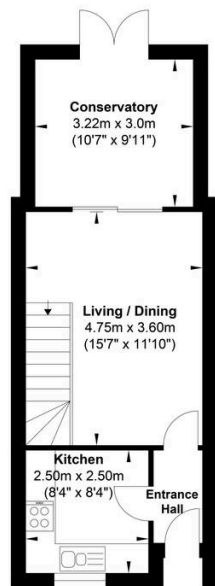
Bedroom

12' 0" x 11' 11" (3.65m x 3.62m)

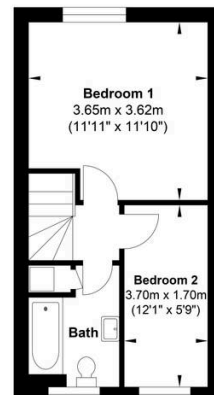
Bedroom

12' 2" x 5' 7" (3.70m x 1.70m)

Bathroom



Ground Floor



First Floor

Gross Internal Floor Area : 62.85 m2 ... 676.51 ft2

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.