



- Three Bedrooms (2 Doubles)
- Lovely Size Lounge
- Spacious Fitted Kitchen
- Separate Dining Room
- Bathroom / wc with Shower
- Ground Floor Wc

- Good Size Rear Garden
- Driveway for 3 Vehicles
- Zero Deposit Option Available
- Standard Deposit - £2,134.61
- Available End October
- Gas Central Heating

Take a look inside this 3 bedroom link detached, spacious family home situated in this sought after location within a 15 minute walk of Rayleigh High Street. This property is offered in good condition throughout and is available End October. Call today to arrange your viewing and avoid disappointment.

Zero Deposit Option Available.

Council Tax Band – D

Floor Area – 1,097 ft 2 / 102 m 2

Electricity Supply – Mains standard

Gas Supply – Mains Standard

Water Supply – Mains standard

Sewerage – Mains standard

Heating – Gas Central heating

Broadband

- Basic 10 Mbps
- Superfast 80 Mbps
- Ultrafast 1800 Mbps

Mobile Signal Coverage

- EE Average
- Vodafone Average
- Three Average
- O2 Good

Satellite / Fibre Availability

- BT Yes
- Sky Yes
- Virgin No

Flood Risk – Very Low

Conservation Area – None

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 75 C      |
| 55-68 | D             | 62 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.