



Ayers & Cruiks
COMMERCIAL

For Sale

46 Hockley Road,
Rayleigh, SS6 8EB

Two-bedroom home near
Rayleigh High Street and
station, with lounge,
kitchen/diner, ground-floor
bathroom, garden and WC.

- Two-Bedroom House
- Spacious living room
- Fitted kitchen with integrated appliances
- Ground floor bathroom
- Ensuite
- Double glazing and central heating
- Rented out producing £14,400pa
- Offers in Excess of £325,000

01702 343060

www.ayerscruiks.co.uk



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Summary

Price: Freehold offers in Excess of £325,000

VAT: To be confirmed

EPC: C

Legal fees: Each party to bear their own costs.

Rental Income: Producing a passing rent of
£14,400 per annum (£1200pcm)

Contact & Viewings

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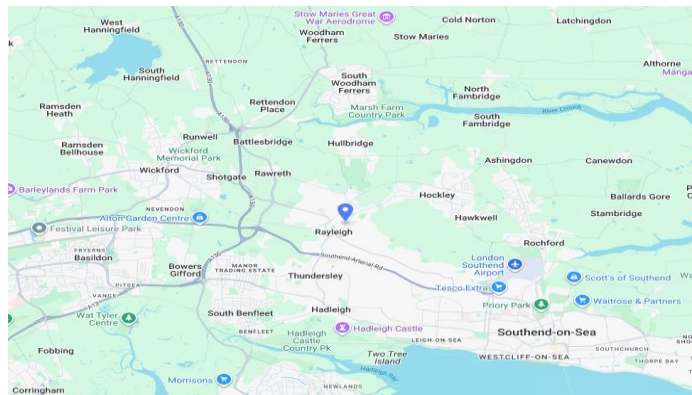
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Accommodation

Ground floor:

Hallway (1m x 2.2m) - Wooden Front Door, Carpeted

Bathroom (2.6m x 2.2m) - Equipped with a WC, wash hand basin, bath, shower cubicle and UPVC double-glazed window

Lounge (3.7m x 3.7m) - UPVC double glazed window, carpeted, smooth plastered ceiling, radiators, storage cupboard

Kitchen/Diner (3.7m x 3.7m) - Wood-effect flooring, equipped with oven, gas hob, stainless steel sink, integrated dishwasher, Velux window and UPVC French glazed doors to the garden

First Floor

Landing, carpeted

Bedroom 1 (2.7 x 3.7m) - Carpeted, smooth plastered ceiling, UPVC double-glazed window to front aspect, 1x radiator, door to W.C with Vinyl flooring equipped with WC, wash hand basin,

Bedroom 2 (3.7m x 2.2m) - Carpeted, smooth plastered ceiling, UPVC double-glazed window to rear aspect, 1x radiator, loft hatch

Description

A well-presented two-bedroom property offering well-proportioned accommodation over two floors. The ground floor comprises a lounge, spacious kitchen/diner with French doors opening onto the rear garden, and a family bathroom with separate shower. The first floor provides two bedrooms, with Bedroom One benefiting from an additional WC.

The property is currently let at £1,200 pcm (£14,400 per annum), making it an attractive opportunity for buy-to-let investors.

There is also off-street parking available with the property to the rear.

48 Hockley Road is also available for sale and can be bought together with this property for a guide price of £600,000.

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