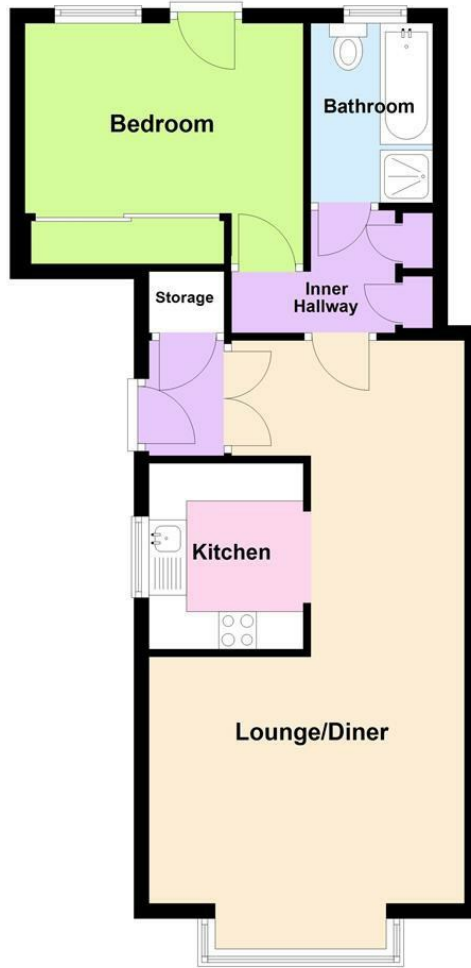


### Ground Floor



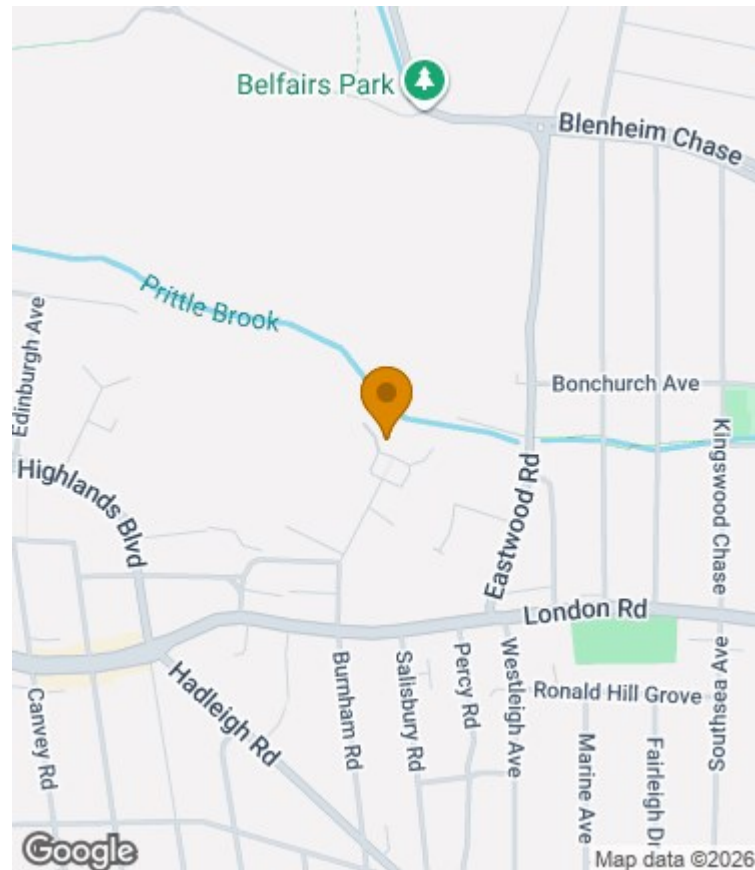
This floorplan is for illustration purposes only. The room sizes, locations of doors, windows and other features are approximate. Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>45</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

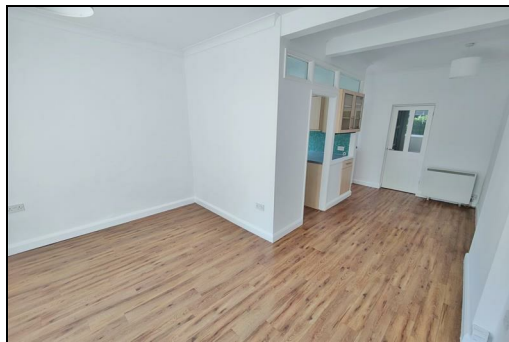
#### Viewing

Please contact our Sales & Letting Office on 017027 10555 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guideline and do not constitute any part of an offer or contract. Intending purchasers should rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representations



**Turner Estates 34 Broadway, Leigh-on-Sea, Essex, SS9 1AJ**  
**01702710555**  
**info@turnerestates.co.uk**



GROUND FLOOR FLAT IN PEACEFUL SETTING  
BACKS ONTO BELFAIRS GOLF COURSE  
DOUBLE BEDROOM  
FITTED KITCHEN  
WALKING DISTANCE OF LEIGH TRAIN STATION  
AND BROADWAY





OVERLOOKS UNDERWOOD SQUARE  
PRIVATE 100' REAR GARDEN  
LARGE LOUNGE / DINER WITH WOOD BURNER  
DETACHED GARAGE  
NO ONWARD CHAIN

**Underwood Square, Leigh-On-Sea**  
**Asking Price**  
**£275,000**



WHAT & WHERE - SITUATED IN A PEACEFUL SQUARE IN UNDERWOOD GARDENS AND BACKING ONTO BELFAIRS GOLF COURSE THIS GROUND FLOOR FLAT WITH A PRIVATE 100' REAR GARDEN. OFFERING A DOUBLE BEDROOM, LARGE LOUNGE/DINER WITH WOOD BURNER, FITTED KITCHEN AND A DETACHED GARAGE. LOCATED WITHIN WALKING DISTANCE OF LEIGH TRAIN STATION AND BROADWAY AND BEING SOLD WITH THE BENEFIT OF NO ONWARD CHAIN.

WHY - WE FEEL THIS FLAT REPRESENTS AN IDEAL FIRST TIME BUY, INVESTMENT PURCHASE OR FOR SOMEONE LOOKING TO DOWNSIZE TO SOMEWHERE PEACEFUL, YET WITHIN EASY REACH OF ALL AMENITIES AND TRANSPORT LINKS.

 1  1  1  E Council Tax Band : B



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**Turner Sales & Lettings**



ENTRANCE PORCH  
4'9" x 3'6"

LOUNGE / DINER  
25' into bay x 13'10"  
reducing to 9'6"

FITTED KITCHEN  
8'1" x 6'7"

INNER HALLWAY  
6'2" x 5'5"

BEDROOM  
12'2" x 10'6"

BATHROOM  
7'10" x 5'4"

REAR GARDEN  
approximately 100'

DETACHED GARAGE  
NO ONWARD CHAIN

AGENTS NOTE

