

## 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.

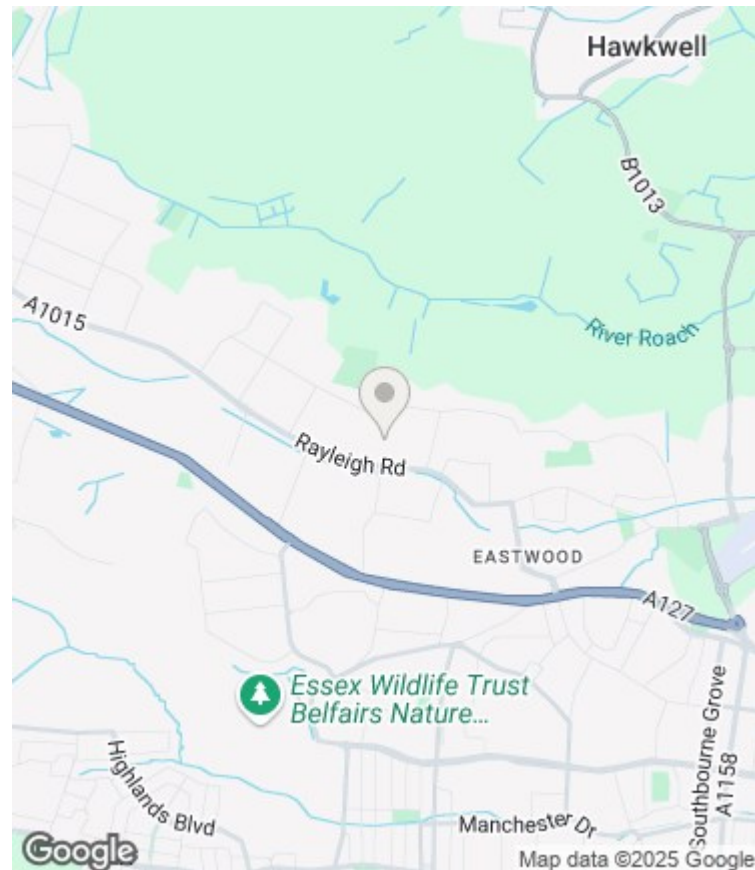
### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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



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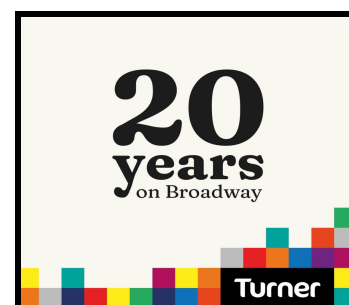


SPACIOUS LINK DETACHED BUNGALOW  
POPULAR RESIDENTIAL LOCATION  
TWO DOUBLE BEDROOMS  
L SHAPED FITTED KITCHEN  
ATTACHED GARAGE

NO ONWARD CHAIN  
LOADS OF POTENTIAL TO PERSONALISE  
SPACIOUS LOUNGE / DINER  
GREAT SIZED REAR GARDEN  
DRIVEWAY FOR MULTIPLE VEHICLES

**Dering Crescent, Leigh-On-Sea**

**Offers In The Region Of £350,000**

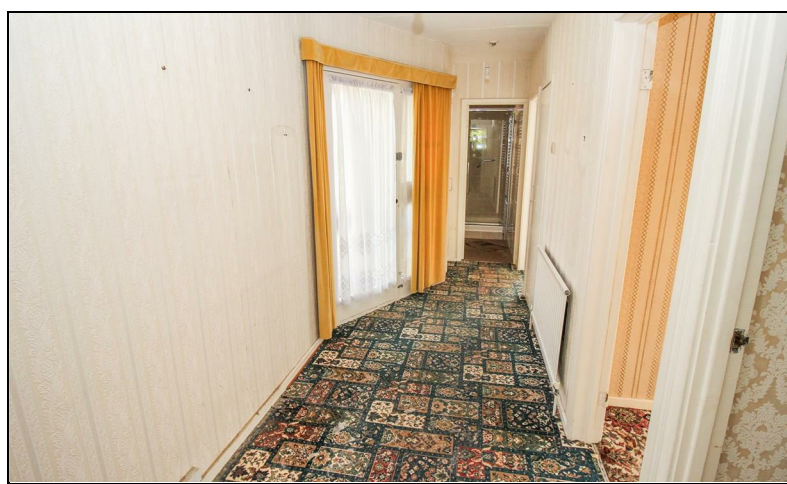


WHAT & WHERE - DERING CRESCENT IS LOCATED IN A QUIET YET CONVENIENT LOCATION, CLOSE TO MAIN TRANSPORT LINKS, SHOPS AND THE BELLHOUSE GASTRO PUB. THE PROPERTY IS A LINK DETACHED BUNGALOW REQUIRING SOME UPDATING, BUT OFFERING THE INGOING PURCHASER THE OPPORTUNITY TO CREATE A BESPOKE HOME. WITH TWO DOUBLE BEDROOMS, GREAT SIZE FRONT AND REAR GARDENS, ATTACHED GARAGE, SPACIOUS LOUNGE AND FITTED KITCHEN, VIEWING IS HIGHLY RECOMMENDED.

WHY - PERFECT FOR THOSE WHO ARE LOOKING TO PUT THEIR OWN STAMP ON A PROPERTY, OR SOMEONE LOOKING TO DOWNSIZE, BUT STILL RETAINING A GOOD SIZED REAR GADEN, AMPLE OFF STREET PARKING AND BEING PERFECTLY PLACED FOR LOCAL AMEMITIES.

 2  1  1 

Council Tax Band : D



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Turner Sales & Lettings



HALLWAY  
16'2" x 5'4" (4.95 x 1.65)

LOUNGE DINER  
15'0" x 11'11" (4.58 x 3.65)

KITCHEN  
15'9" reducing to 7'0" x 11'9" reducing to 4'8" (4.81 reducing to 2.14 x 3.59 reducing to 1.44)

BEDROOM ONE  
11'2" x 13'6" (3.41 x 4.12)

BEDROOM TWO  
13'6" (max) x 9'3" (max) (4.12 (max) x 2.84 (max))

SHOWER ROOM  
7'3" x 5'4" (2.21 x 1.63)

GARAGE  
16'0" x 8'0" (4.88m x 2.44)

FRONT GARDEN

REAR GARDEN



[www.turnerstates.co.uk](http://www.turnerstates.co.uk)

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