

## 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>		79
(55-68) <b>D</b>	60	
(39-54) <b>E</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



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**EXTENDED SEMI-DETACHED BUNGALOW**

- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- FITTED KITCHEN
- SOME UPDATING REQUIRED

**WESTLEIGH AND BELFAIRS SCHOOL  
CATCHMENT**

- WALKING DISTANCE OF LEIGH STATION
- NO ONWARD CHAIN
- CLOSE TO ALL AMENITIES AND BUS ROUTES
- APPROXIMATELY 35' REAR GARDEN

**London Road, Leigh-On-Sea**

**Offers In Excess Of £375,000**



WHAT & WHERE - LOCATED ON THE POPULAR LONDON ROAD AND OFFERED WITH NO ONWARD CHAIN, THIS EXTENDED SEMI-DETACHED BUNGALOW PROVIDING THE OPPORTUNITY TO PUT YOUR OWN STAMP ON IT. WITH TWO DOUBLE BEDROOMS, TWO RECEPTION ROOMS AND KITCHEN / BREAKFAST ROOM. LOCATED WITHIN WESTLEIGH AND BELFAIRS SCHOOL CATCHMENT, THE BUNGALOW IS ALSO WITHIN EASY WALKING DISTANCE OF LEIGH STATION, OLD LEIGH, LOCAL SHOPS, BARS AND LOCAL BUS ROUTES.

WHY - PERFECT FOR SOMEONE LOOKING FOR A BIT OF A PROJECT, DOWNSIZING, BUT WANTING TO BE CLOSE TO EVERYTHING OR THOSE LOOKING TO TAKE THE FIRST STEP ON THE PROPERTY LADDER

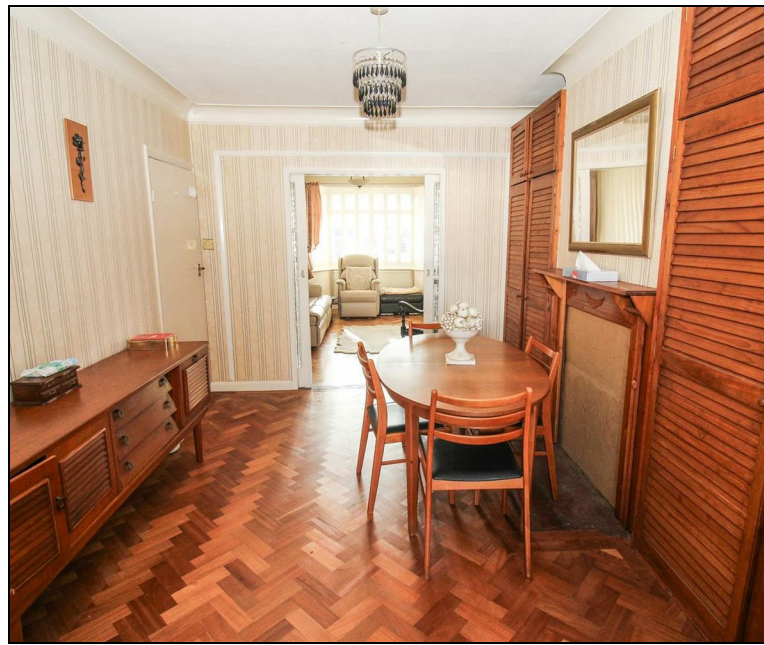
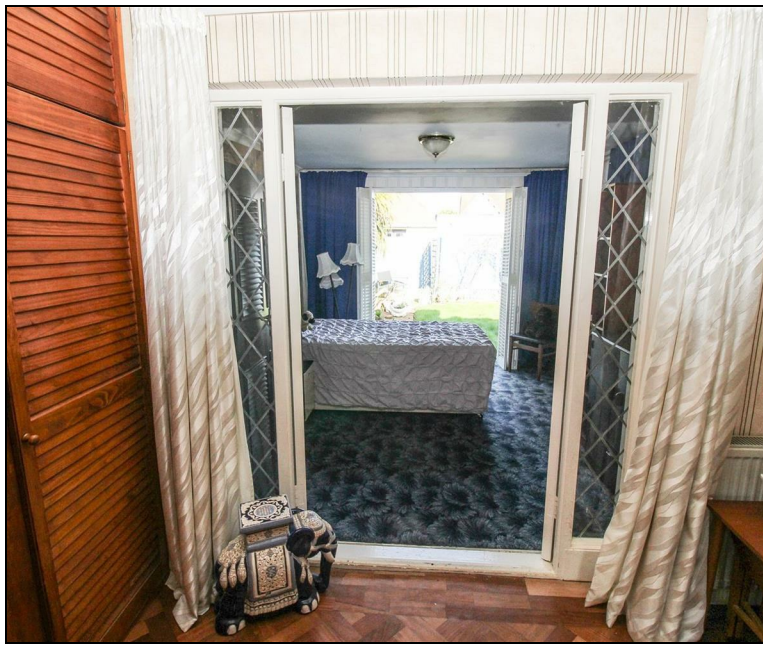
 2  1  2  D Council Tax Band : D



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**ENTRANCE HALL**

10'2" x 5'4" reducing to 3'4" (3.10m x 1.63m reducing to 1.02m)

**LOUNGE**

15'4" into bay x 10'8" (4.67m into bay x 3.25m)

**DINING ROOM**

12'3" x 10'6" (3.73m x 3.20m)

**FITTED KITCHEN / BREAKFAST ROOM**

11'3" x 8'10" (3.43m x 2.69m)

**BEDROOM ONE**

11'3" x 11'3" (3.43m x 3.43m)

**BEDROOM TWO**

10'8" x 9'11" (3.25m x 3.02m)

**BATHROOM**

5'10" x 5'9" (1.78m x 1.75m)

**LARGE BLOCK PAVED FRONT GARDEN**

**REAR GARDEN**  
approximately 35'  
(approximately 10.67m)

