

## 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.

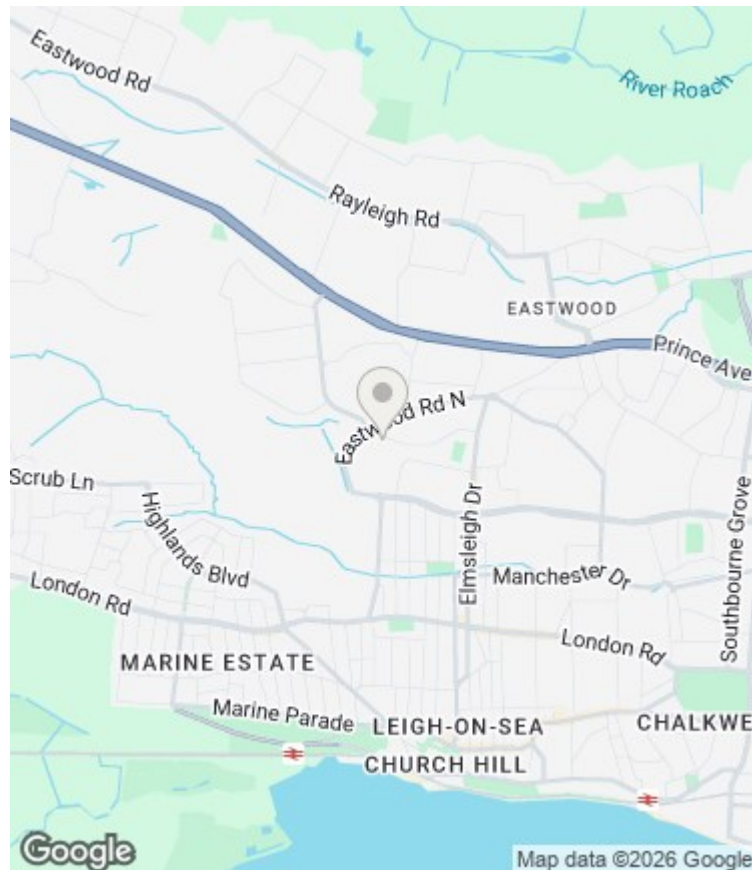
### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	58	
(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

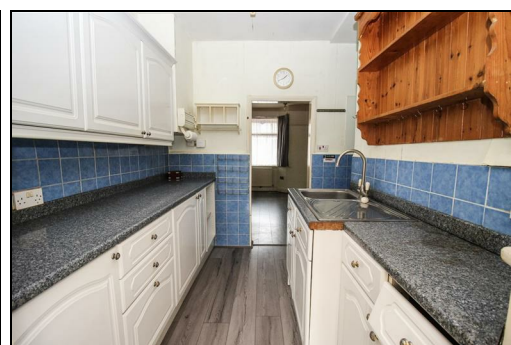
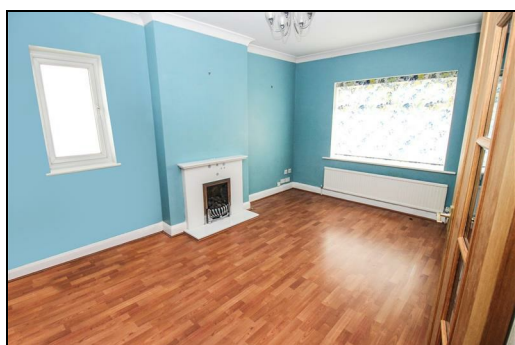
Please contact our Sales & Letting Office on 017027 10555 if you wish to arrange a viewing appointment for this property or require further information.

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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NO ONWARD CHAIN

TWO DOUBLE BEDROOMS

LARGE BLOCK PAVED DRIVEWAY

EASY ACCESS TO A127

FITTED KITCHEN

PERFECT PROJECT PROPERTY - PUT YOUR OWN  
STAMP ON IT

SOUTH BACKING REAR GARDEN

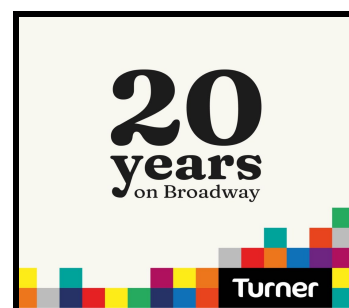
TWO RECEPTION ROOMS

CLOSE TO BELFAIRS WOODS AND GOLF COURSE

KEYS HELD FOR VIEWING

**Danescroft Drive, Leigh-On-Sea**

**GUIDE PRICE £325,000 - £350,000**





WHAT & WHERE - OFFERED WITH NO ONWARD CHAIN AND REQUIRING UPDATING, THIS TWO DOUBLE BEDROOM SEMI-DETACHED BUNGALOW IN A POPULAR RESIDENTIAL LOCATION OFFERS AN IDEAL OPPORTUNITY FOR THOSE LOOKING TO PUT THEIR OWN STAMP ON IT. WITH A SOUTH BACKING GARDEN, LARGE DRIVEWAY, EASY ACCESS TO BELFAIRS WOODS, GOLF COURSE AND WITHIN EASY REACH OF THE A127 WE WOULD RECOMMEND AN EARLY INTERNAL INSPECTION.

WHY - OFFERING A PERFECT OPPORTUNITY TO RENOVATE, RE-MODEL OR EXTEND (STPP), WE FEEL THIS PROPERTY COULD APPEAL TO A WIDE VARIETY OF BUYERS INCLUDING DOWNSIZERS, OR SOMEONE LOOKING TO TAKE THE NEXT STEP UP ON THE PROPERTY LADDER.

 2

 1

 2

 D

Council Tax Band : C







**ENTRANCE PORCH**  
3.10m x 0.94m (10'2" x 3'1")

**ENTRANCE HALL**  
6.12m x 0.99m (20'1" x 3'3")

**LOUNGE**  
4.45m x 3.18m (14'7" x 10'5")

**DINING ROOM**  
3.94m x 3.15m (12'11" x 10'4")

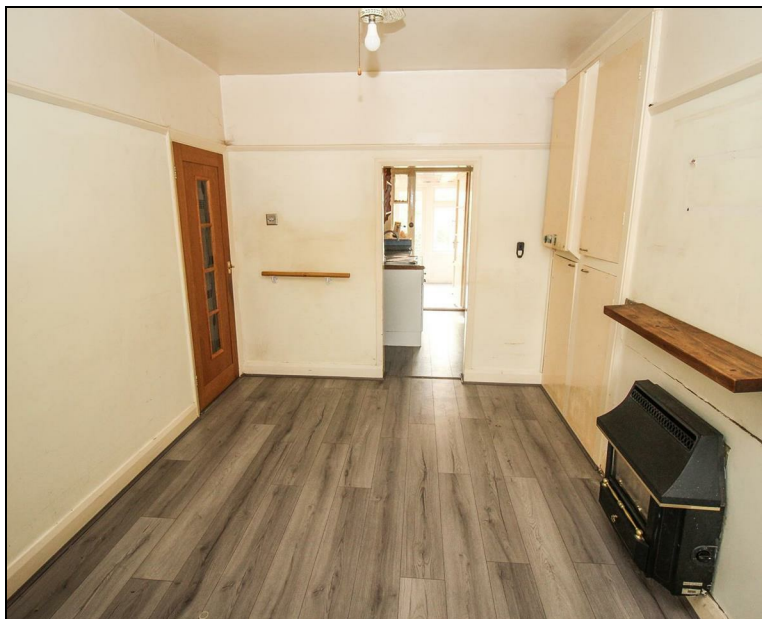
**FITTED KITCHEN**  
2.97m reducing to 2.03m x 2.72m (9'9" reducing to 6'8" x 8'11")

**GARDEN ROOM**  
4.14m x 2.64m (13'7" x 8'8")

**BEDROOM ONE**  
4.09m x 3.86m into bay (13'5" x 12'8" into bay)

**BEDROOM TWO**  
3.33m x 3.00m (10'11" x 9'10")

**LARGE DRIVEWAY**  
**SOUTH BACKING REAR GARDEN**  
approximately 19.81m (approximately 65')



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

**01702 710555**

