



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

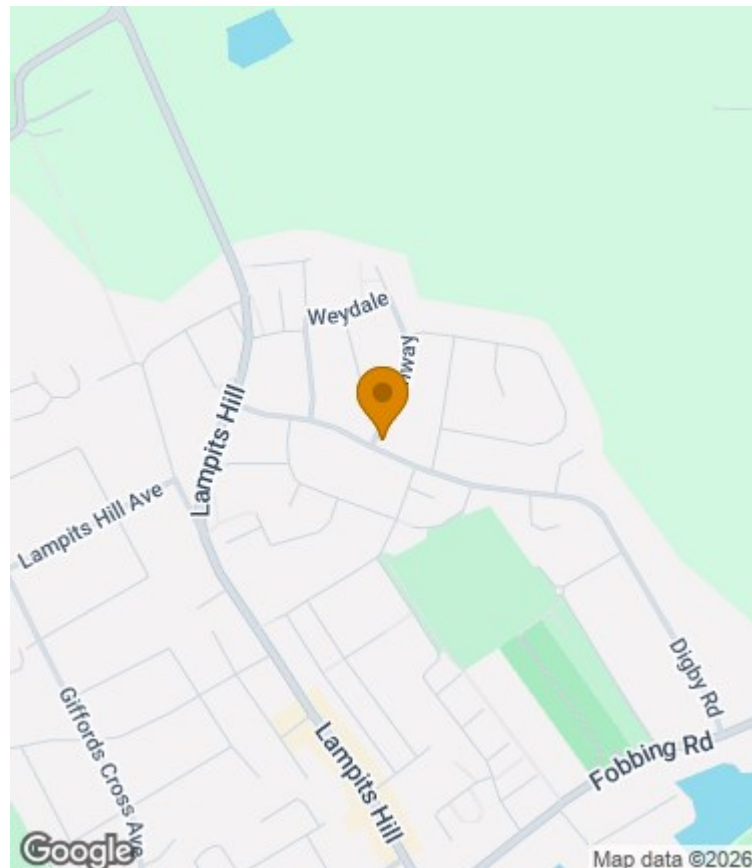
### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	<b>79</b>
(55-68) <b>D</b>		
(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



**Turner Estates 34 Broadway, Leigh-on-Sea, Essex, SS9 1AJ**  
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THREE BEDROOMS  
HUGE POTENTIAL (STPP)  
SEMI DETACHED  
SOUGHT AFTER OLD CORRINGHAM LOCATION  
CLOSE TO LOCAL AMENITIES

CORNER PLOT  
TWO RECEPTION ROOMS  
COUNTRYSIDE VIEWS TO REAR  
GARAGE  
NO ONWARD CHAIN

**Woodbrooke Way, Corringham**  
**Guide Price**  
**£325,000**



WHAT- Located in Woodbrooke Way, Corringham, this semi-detached three-bedroom family home, whilst requiring updating offers enormous potential for someone to create their perfect bespoke family home. With two spacious reception rooms, parking and garage, far reaching views to the rear and no onward chain would would advise and early inspection.

WHY - Being in close proximity to local schools, parks and amenities this property would be perfect for those looking to put their own mark on a property to make their perfect home

 3  1  2  C Council Tax Band : D



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Turner Sales & Lettings



LOUNGE  
11'8 (max) x 10'8 (max)  
(3.56m (max) x 3.25m  
(max))

DINING ROOM  
12'3 x 10'8 (3.73m x  
3.25m)

KITCHEN  
9'2 x 6'10 (2.79m x  
2.08m)

HALLWAY  
12'8 x 5'10 (3.86m x  
1.78m)

BEDROOM ONE  
11'4 x 11'00 (3.45m x  
3.35m)

BEDROOM TWO  
12'3 x 10'6 (3.73m x  
3.20m)

BEDROOM THREE  
6'8 x 6'3 (2.03m x  
1.91m)

SHOWER ROOM  
7'6 x 7'0 (2.29m x  
2.13m)

LANDING

FRONT AND REAR  
GARDENS  
GARAGE

