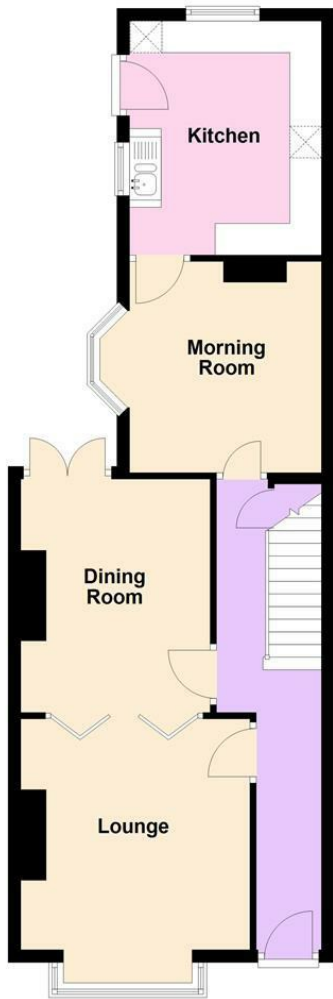


Ground Floor



First Floor



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

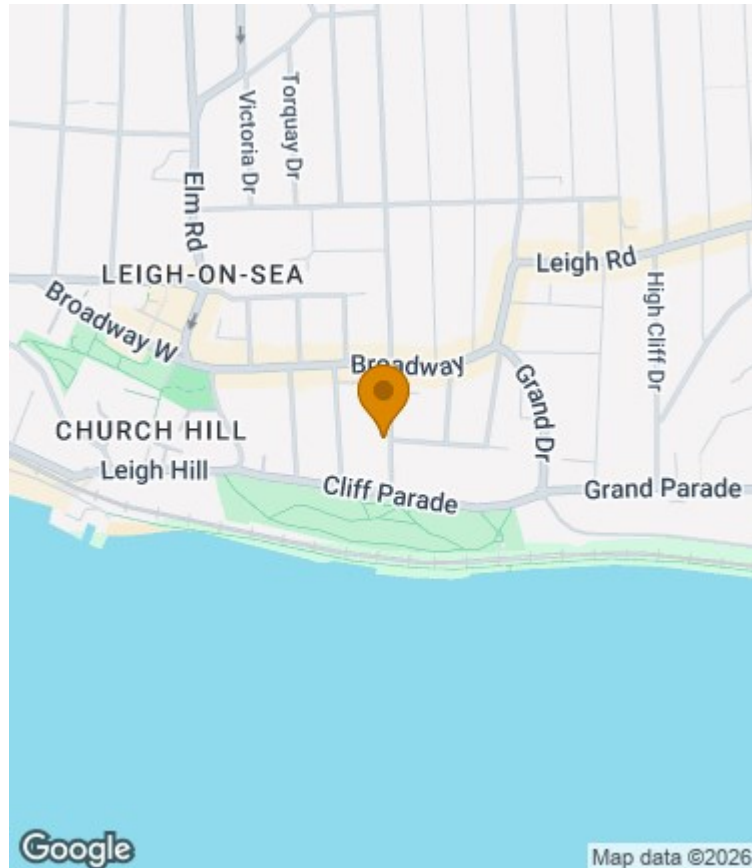
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	57	
(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**  
**01702710555**  
**info@turnerestates.co.uk**



SOUTH OF LONDON ROAD  
CHARMING PERIOD HOME  
THREE RECEPTION ROOMS  
FITTED KITCHEN

JUST A SHORT STROLL FROM THE BROADWAY

WEST BACKING REAR GARDEN  
THREE DOUBLE BEDROOMS  
PERIOD FEATURES  
WALKING DISTANCE TO LEIGH AND CHALKWELL  
TRAIN STATION

NO ONWARD CHAIN

**Avenue Road, Leigh-On-Sea**

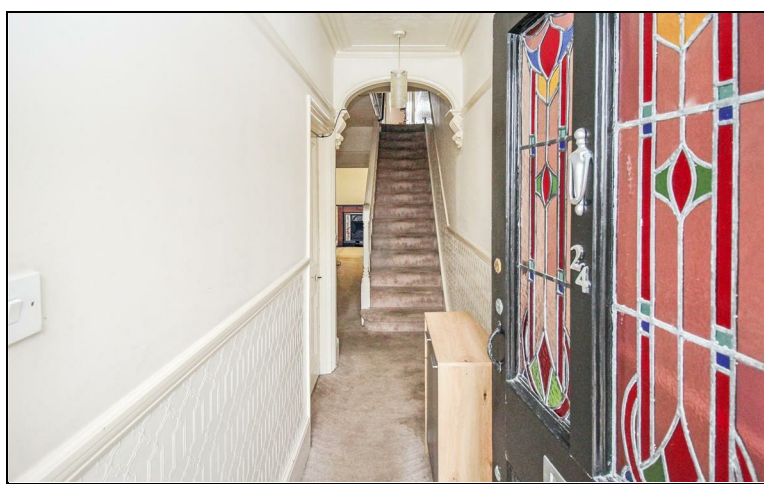
**Guide Price  
£650,000**



WHAT & WHERE - LOCATED IN THE HEART OF LEIGH ON SEA, BETWEEN CLIFF PARADE AND THE BROADWAY, THIS CHARMING VICTORIAN SEMI-DETACHED FAMILY HOME WITH A WEST BACKING GARDEN, ESTUARY VIEWS AND BEING SOLD WITH NO ONWARD CHAIN. WITH THREE DOUBLE BEDROOMS, THREE RECEPTION ROOMS AND FITTED KITCHEN, THE PROPERTY REQUIRES SOME UPDATING, BUT OFFERS AN EXCELLENT OPPORTUNITY TO CURATE YOUR OWN BESPOKE FAMILY HOME.

WHY - PERFECT FOR THOSE SEEKING A SEASIDE LIFESTYLE, AND YET BEING CLOSE TO BOTH LEIGH AND CHALKWELL TRAIN STATIONS, BEING IDEAL FOR THE COMMUTER. THE PROPERTY MAY EVEN SUIT SOMEONE DOWNSIZING AND WISHING TO BE JUST A STROLL FROM THE BUZZ OF THE BROADWAY AND OLD LEIGH.

 3  1  3  D Council Tax Band : D



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**ENTRANCE HALL**

**LOUNGE WITH BAY WINDOW**

14'9" into bay x 11'11"  
(4.52 into bay x 3.65)

**DINING ROOM**

12'1" x 9'10" (3.69 x 3.0)

**MORNING ROOM**

11'9" into bay x 10'11"  
(3.60 into bay x 3.34)

**FITTED KITCHEN**

12'1" x 9'9" (3.70 x 2.98)

**LANDING**

**BEDROOM ONE**

15'9" x 14'8" into bay  
(4.81 x 4.49 into bay)

**BEDROOM TWO**

11'11" x 9'9" (3.65 x 2.99)

**BEDROOM THREE**

11'6" into bay x 9'5"  
(3.51 into bay x 2.89)

**BATHROOM**

7'10" x 6'11" (2.40 x 2.11)

**SEPARATE W.C**

3'11" x 2'7" (1.20 x 0.81)

**FRONT GARDEN**

**WEST BACKING REAR GARDEN**



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

01702 710555

