

Total area: approx. 0.0 sq. metres (0.0 sq. feet)

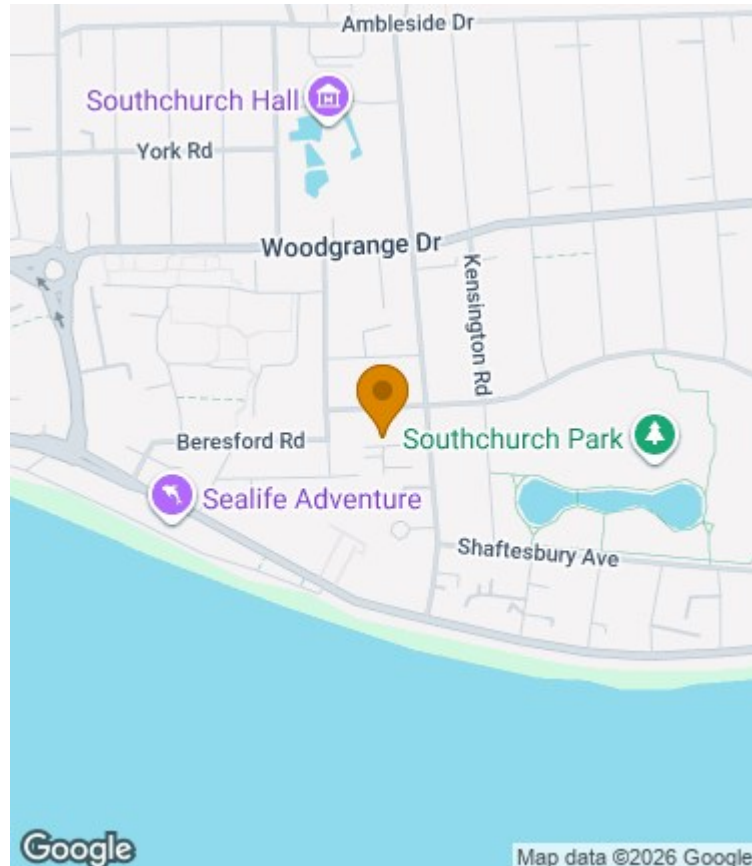
### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>75</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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SPACIOUS TERRACED TOWN HOUSE

THREE BEDROOMS

GROUND FLOOR SHOWER ROOM

GREAT SIZE LOUNGE

INTEGRAL GARAGE PLUS ALLOCATED PARKING SPACE

CLOSE TO SEAFRONT, SOUTHCHURCH PARK AND SOUTHEND EAST RAILWAY STATION

TWO ENSUITES

UTILITY ROOM

KITCHEN

NO ONWARD CHAIN

**Collier Way, Southend-On-Sea**  
**Offers In Excess Of**  
**£300,000**



WHAT & WHERE - LOCATED A SHORT WALK FROM THE SEAFRONT, SOUTHCHURCH PARK AND SOUTHEND EAST RAIL WAYSTATION THIS SPACIOUS TERRACED TOWN HOUSE IN NEED OF REFURBISHMENT, BUT OFFERING AN EXCELLENT OPPORTUNITY TO CREATE A BESPOKE FAMILY HOME. BENEFITTING FROM TWO EN SUITES, GROUND FLOOR SHOWER ROOM, UTILITY ROOM, INTEGRAL GARAGE AND ALLOCATED PARKING SPACE

WHY - PERFECT FOR SOMEONE WILLING ROLL UP THEIR SLEEVES AND GET STUCK INTO A PROJECT, A FIRST TIME OR INVESTMENT PURCHASE.

 3  3  1  C Council Tax Band : D



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Turner Sales & Lettings



**ENTRANCE HALL**

15'9" x 6'5" reducing to 2'11" (4.80m x 1.96m reducing to 0.89m)

**GROUND FLOOR SHOWER ROOM**

8'8" x 2'8" (2.64m x 0.81m)

**LOUNGE**

17'7" reducing to 12'9" x 14'5" (5.36m reducing to 3.89m x 4.39m)

**KITCHEN / BREAKFAST ROOM**

14'6" x 10' (4.42m x 3.05m)

**UTILITY ROOM**

7'10" x 5'8" (2.39m x 1.73m)

**BEDROOM ONE**

14'4" x 11'9" (4.37m x 3.58m)

**ENSUITE BATHROOM**

6'6" x 5'6" (1.98m x 1.68m)

**BEDROOM TWO**

14'7" x 9'3" plus door recess (4.45m x 2.82m plus door recess)

**ENSUITE**

5'5" x 5'2" (1.65m x 1.57m)

**BEDROOM THREE**

8'7" x 7'11" (2.62m x 2.41m)

**REAR GARDEN**

approximately 40' (approximately 12.19m)

**INTEGRAL GARAGE**

16'9" x 7'10" (5.11m x 2.39m)

**ALLOCATED PARKING SPACE**

**AGENTS NOTE**

**ANNUAL SERVICE CHARGE**  
£126.00

**THE ABOVE INFORMATION HAS BEEN SUPPLIED BY THE SELLER AND HAS NOT BEEN VERIFIED BY A SOLICITOR**

