



FOR SALE

Lord Roberts Avenue, Leigh-On-Sea SS9 1ND

Offers In Excess Of £575,000 Freehold Council Tax Band - C

- Mid-Terraced Four Bedroom Home
- Central Leigh-On-Sea Location
- Large Four Piece Family Bathroom
- Low Maintenance Rear Garden
- Driveway With Parking For One Vehicle
- Stunning Family Kitchen With Integrated Appliances
- Spacious Lounge Area
- Walking Distance To Leigh Broadway
- Short Distance To Chalkwell Or Leigh-On-Sea Station
- Catchment For 'Outstanding' Schools

Selling & letting all types of property in Chalkwell,
Westcliff, Leigh, Southend and the surrounding areas.

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Description

Welcome to this beautiful terraced family home located on Lord Roberts Avenue in the sought-after area of Leigh-On-Sea. This delightful property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With four bedrooms, there is ample space for a growing family or for those who enjoy having a home office or guest room.

Built in circa 1930, this house exudes character and history, offering a unique living experience. The property features a stunning kitchen/diner, ideal for preparing meals and

hosting dinner parties. The low maintenance rear garden provides a lovely outdoor space where you can unwind and enjoy some fresh air.

Conveniently situated in central Leigh-On-Sea, this home is within walking distance to The Broadway, where you can find a variety of shops, cafes, and restaurants. Additionally, the property is close to Chalkwell and Leigh-On-Sea stations, making commuting a breeze for those who need to travel for work or leisure. You are also within catchment for some 'Outstanding' schools all within a easy commutable distance.

Entrance

Single glazed obscure door to entrance, porcelain tiled flooring, radiator, single glazed obscure window to front aspect, ornate cornice, ceiling rose, pendant lighting.

Lounge

Carpet flooring, radiator, double glazed bay window to front aspect, feature fireplace, integrated wall storage, picture rail, ornate cornice, ceiling rose, pendant lighting.

Kitchen/Diner

Porcelain tiled flooring, radiator, remote controlled electric fireplace with heating, single glazed French doors leading to conservatory, double glazed internal window to rear aspect, base & wall units, rolltop worksurface incorporating stainless steel sink, freestanding island with built in storage space, 5 point induction hob with a downdraft extractor, integrated double oven, integrated fridge/freezer, integrated dishwasher, integrated washing machine, picture rail, ornate cornice, picture rail, ceiling mounted lighting and pendant lighting.

Conservatory

Wooden flooring, radiator, double glazed French doors to rear aspect, double glazed window to side aspect, wall mounted lighting.

W/C

Tiled flooring, double glazed obscure window to rear aspect, tiled walls, W/C, hand basin, spotlight lighting.

Landing

Carpet flooring, pendant lighting.

Bedroom 1

Carpet flooring, radiator, double glazed bay window to front aspect, feature fireplace, fitted wardrobes, coving to ceiling, pendant lighting.

Bedroom 2

Wooden flooring, radiators, double glazed skylight to rear aspect, double glazed skylight to front aspect, eaves storage, spotlight lighting.

Bathroom

Tiled flooring, heated towel rail, double glazed obscure window to rear aspect, tiled walls, freestanding roll top bath, shower cubicle, hand basin, W/C, spotlight lighting.

Bedroom 3

Carpet flooring, radiator, double glazed window to rear aspect, fitted wardrobes, coving to ceiling, pendant lighting.

Bedroom 4

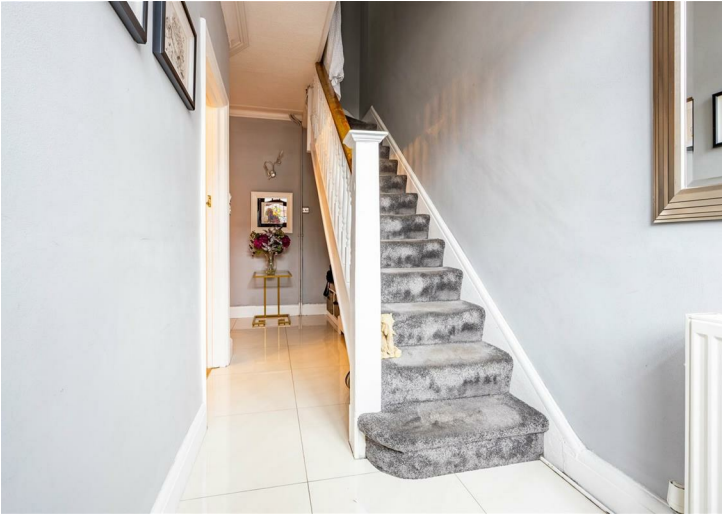
Carpet flooring, radiator, double glazed window to front aspect, boiler, coving to ceiling, pendant lighting.

Rear Garden

Low maintenance patio west facing rear garden, shrubs and flowerbeds.

Front Of Property & Parking

Block paved driveway with parking for one vehicle.



GROUND FLOOR
815 sq.ft. (75.7 sq.m.) approx.

1ST FLOOR
507 sq.ft. (47.1 sq.m.) approx.

2ND FLOOR
239 sq.ft. (22.2 sq.m.) approx.



TOTAL FLOOR AREA : 1561 sq.ft. (145.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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VIEWINGS: BY APPOINTMOOR ESTATES ONLY

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