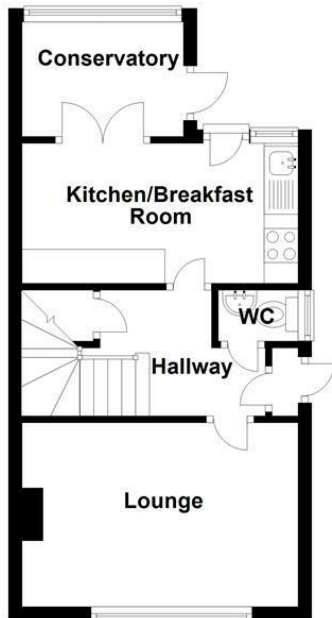
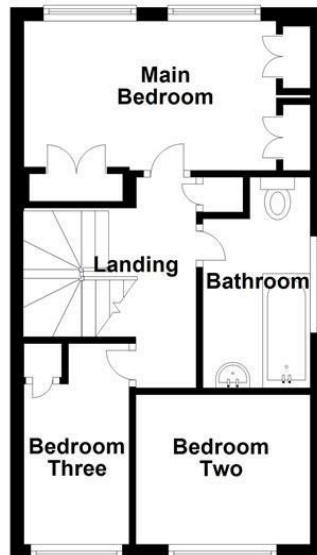


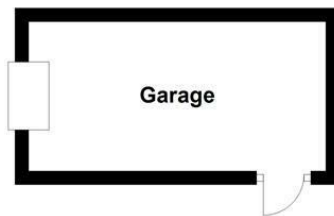
Ground Floor



First Floor



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) A			
(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	



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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Sydney Road, Leigh-On-Sea SS9 3PL

£425,000



**Semi-Detached House
Conservatory**

**Three Bedrooms
Great Location**

**Off Street Parking
Ideal For First Time
Buyers**

**Garage
WestLeigh School
Catchment**

West Backing Garden

**Highlands Estate
Location**





Entrance

Porch

Hallway

W/C

Lounge
15'1 x 11'9

Kitchen/Breakfast Room
15'2 x 10'1

Conservatory
7'6 x 5'11

First Floor Landing

Main Bedroom

15'1 x 10'7 (reduce to)
8'4

Bedroom Two
8'9 x 7'8

Bedroom Three
11'11 x 7'3

Bathroom
10'11 x 4'8

Rear Garden

Front Garden

Garage and Parking

Agents Notes

