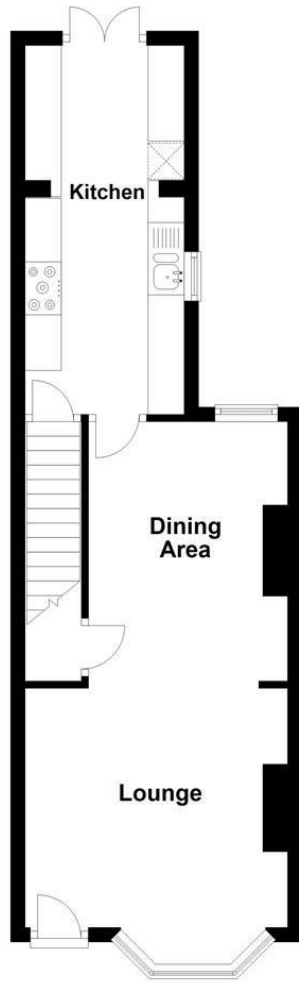
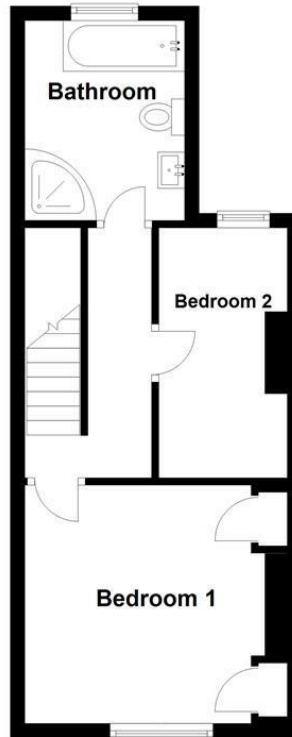


Ground Floor



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) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	
(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			82
(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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LEIGHVILLE GROVE Leigh-On-Sea SS9 2HU

£425,000

2 1 1 E

**Close to Leigh
Broadway**

**West Backing
Garden**

**Walking Distance
to Leigh Mainline
Station**

**Open Plan Lounge
Diner**

**Modern And
Character Features**

Two Bedroom

**Four Piece
Bathroom**

**Double Glazed
Sash Windows**





Front Garden/Entrance

Rear Garden

Lounge

24'8" x 12'0" > 9'3"

Kitchen

16'9" x 7'1"

Landing

Bedroom One

10'11" x 10'9"

Bedroom Two

11'3" x 6'5"

Bathroom

9'1" x 7'3"

