

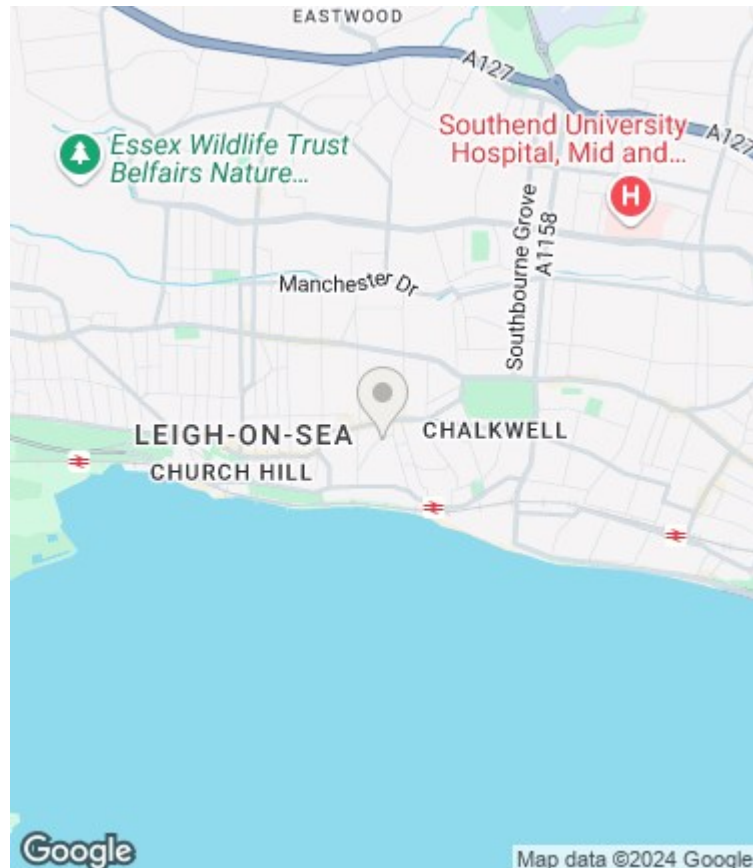


Total area: approx. 0.0 sq. metres (0.0 sq. feet)

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			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		63	
(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			84
(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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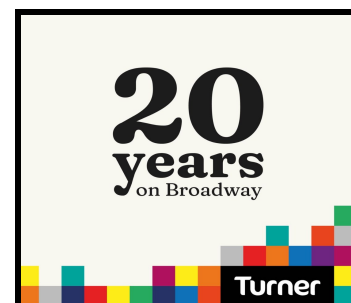


DESIRABLE LOCATION - SOUTH OF LEIGH ROAD
SHORT STROLL TO SEAFRONT, CAFES, BARS
AND RESTAURANTS
SOME UPDATING / MODERNISING REQUIRED
PERIOD FEATURES
PERFECT PROJECT PROPERTY

SHORT WALK TO CHALKWELL STATION
FOUR BEDROOM FAMILY HOME
THREE RECEPTION ROOMS
FRONT & REAR GARDENS
NO ONWARD CHAIN

Somerville Gardens, Leigh-On-Sea

OFFERS IN EXCESS OF £600,000



SPACIOUS FAMILY HOME, LOCATED SOUTH OF LEIGH ROAD, AND CLOSE TO SEAFRONT, CHALKWELL STATION, CAFES, BARS AND RESTAURANTS. A part glazed entrance door with obscure lead light side screens lead into the very spacious entrance hall, stairs rise to the first floor with cupboard under housing gas meter, further cupboard housing electric meter and consumer unit and radiator. To the front is the lounge with double glazed bay window, fireplace with wooden surround, ornate coving with plaster ceiling rose, opening into the dining area. With French doors onto the rear garden, ornate coving, picture rail and carpet. A morning room with double glazed bay window and recessed storage leads you into the kitchen. The kitchen has eye and base level units with work surface over, sink unit, built in Neff electric oven with four ring Neff gas hob and extractor fan over, Neff microwave and space for washing machine. On the first floor the good size landing has loft access and radiator. The principal bedroom has fitted wardrobes, and there are three other bedrooms, or two should bedroom four be used as a study/office. Externally the front has a pathway to the entrance door. The sunny rear garden has a patio area, with the remainder being mostly laid to lawn.

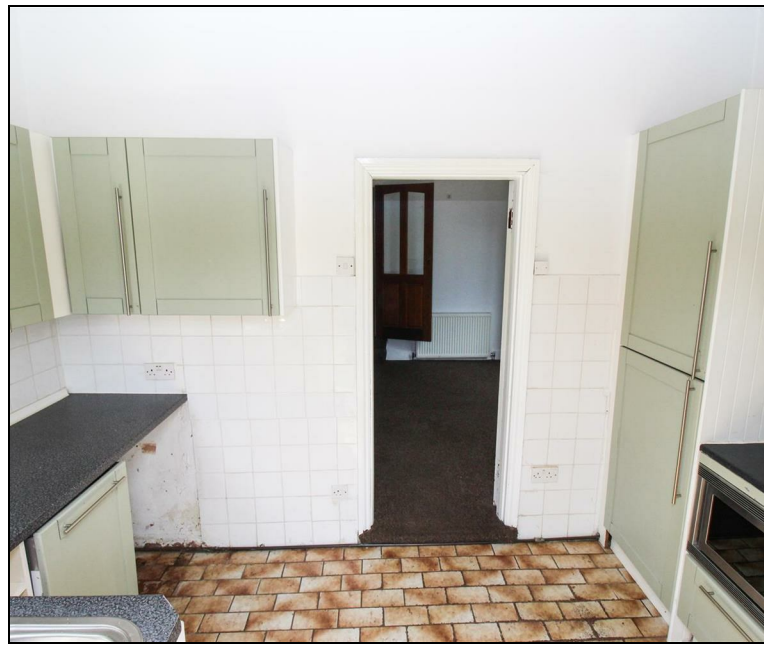
 4  1  2  D Council Tax Band : D



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Turner Sales & Lettings



ENTRANCE HALL
24'7" x 5'2" maximum

LOUNGE
15'8" into bay x 12'6"

DINING AREA
11'9" x 11'2"

KITCHEN
11'4" x 6'4"

MORNING ROOM
11'8" into bay x 11'3"

LANDING
22'6" x 5'3"

BEDROOM ONE
15'5" into bay x 11'11"

BEDROOM TWO
11'9" x 11'3"

BEDROOM THREE
11'4" maximum x 9'5" +
door recess

BEDROOM FOUR
8'1" x 5'3"

BATHROOM
8'3" x 7'1"

FRONT & REAR GARDENS

