



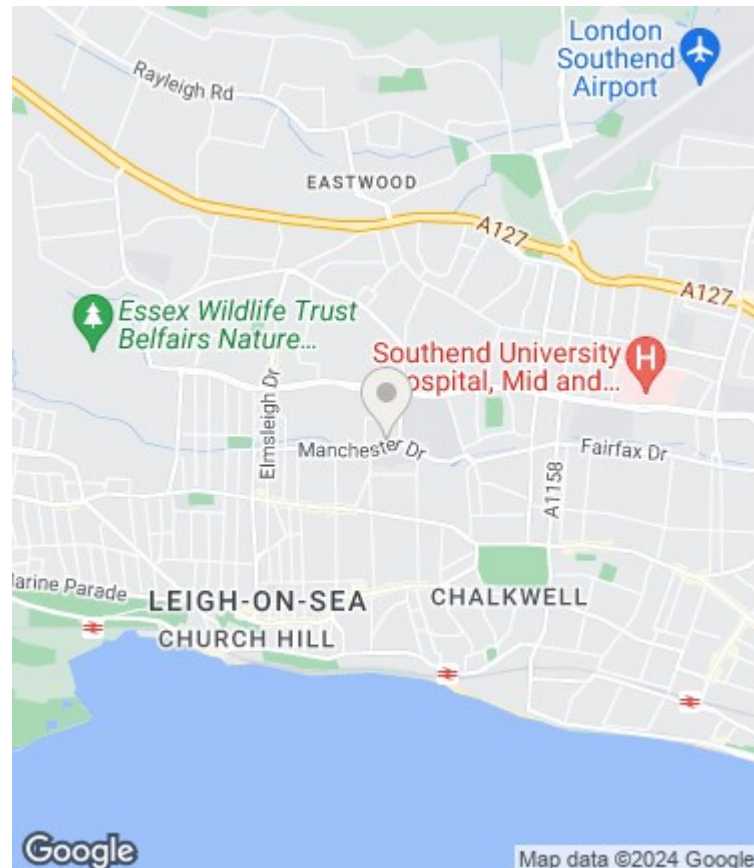
This floorplan is for illustration purposes only. The room sizes, locations of doors, windows and other features are approximate. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>89</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>69</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



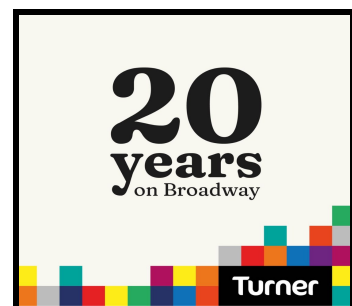
**Turner Estates 34 Broadway, Leigh-on-Sea, Essex, SS9 1AJ**  
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**info@turnerestates.co.uk**



NO ONWARD CHAIN  
POPULAR LOCATION  
GROUND FLOOR W.C  
PERFECT PROJECT PROPERTY  
APPROXIMATELY 45' REAR GARDEN

SOME UPDATING REQUIRED  
THREE BEDROOMS  
VERY SPACIOUS KITCHEN/DINER  
OFF STREET PARKING FOR 2 CARS  
CLOSE TO SCHOOLS AND TRAVEL LINKS

**Manchester Drive, Leigh-On-Sea**  
**OFFERS IN THE REGION OF £325,000**



OFFERED WITH NO ONWARD CHAIN, THIS SPACIOUS THREE BEDROOM HOUSE, REQUIRING UPDATING, GIVING AN OPPORTUNITY TO CREATE YOUR BESPOKE FAMILY HOME. A double glazed entrance door leads into the spacious entrance hall with radiator, stairs rising to the first floor and spacious cupboard under. The good size lounge has a double glazed bay window to front, fire surround and coving to ceiling. At the back of the house is the great sized kitchen/diner with double glazed door and window onto rear garden, range of fitted eye and base level units with work surface over incorporating sink unit, large pantry, space for fridge/freezer, cooker and washing machine. There is also the benefit of a W.C on the ground floor. On the first floor are three bedrooms all with double glazed window and radiator. The shower room consists of a shower cubicle, wash hand basin and low level W.C. Externally there is off street parking to the front for two vehicles. The low maintenance rear garden is mostly paved with fenced boundaries.

 3  1  1  C Council Tax Band : B



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Turner Sales & Lettings



ENTRANCE HALL  
17' x 6'3" reducing to 3'1"

BEDROOM TWO  
12' x 11'4"

GROUND FLOOR W.C  
4'5" x 2'8"

BEDROOM THREE  
9'7" x 6'5"

LOUNGE  
15'6" into bay x 12'1"

SHOWER ROOM / W.C  
6'2" x 4'5"

FITTED KITCHEN / DINER  
12'1" x 11'4"

REAR GARDEN  
45' approximately

LANDING  
9'5" x 6'4"

OFF STREET PARKING

BEDROOM ONE  
12'3" x 12'1"



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01702 710555

