


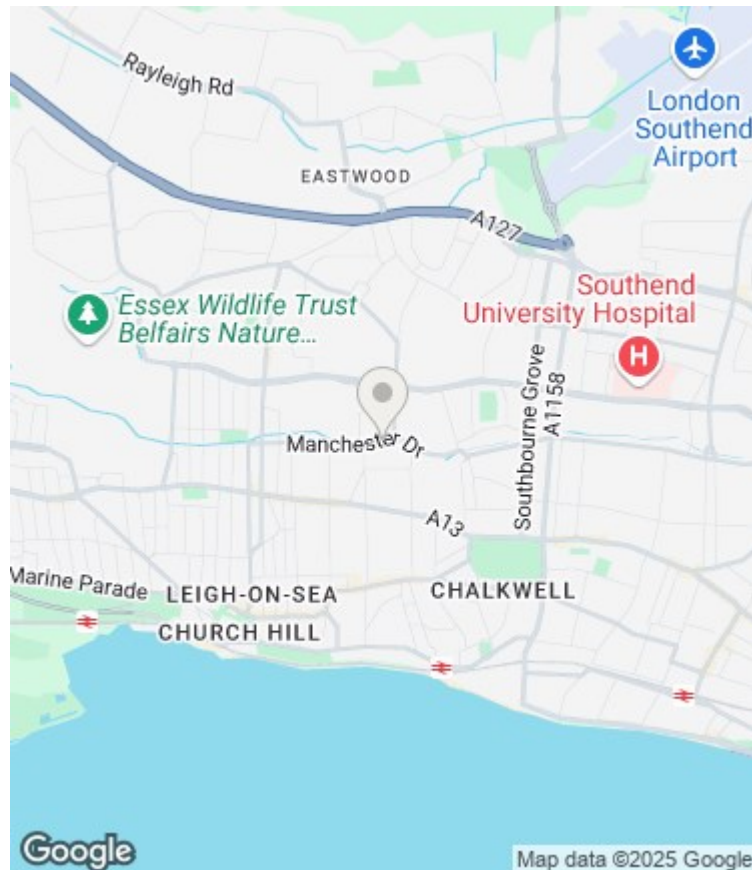
This floorplan is for illustration purposes only. The room sizes, locations of doors, windows and other features are approximate.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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 firms employment has the authority to make or give any representations



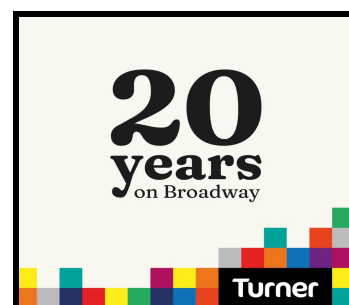
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EXTENDED THREE BEDROOM END TERRACED HOUSE
DRIVEWAY FOR TWO CARS
SPACIOUS KITCHEN / DINER - PERFECT FOR ENTERTAINING
UPDATING REQUIRED - PUT YOUR OWN STAMP ON IT
LOTS OF SPACE ON OFFER

CLOSE TO LOCAL SCHOOLS AND AMENITIES
SOUTH BACKING REAR GARDEN
GREAT SIZED CONSERVATORY
SHOWER ROOM / W.C
IDEAL INVESTMENT OR FIRST TIME PURCHASE

Manchester Drive, Leigh-On-Sea
Offers In Excess Of £350,000



INTERNALLY - Having the benefit of a ground floor extension to the rear, the property offers a fantastic amount of space on the ground floor. For those who like to entertain, the large kitchen / diner offers a very sociable environment in which to do so. The through lounge has patio doors onto the great sized conservatory, which in turn has French doors opening onto the south backing rear garden - perfect for those lazy summers evenings, or inviting friends and family over to chill in the garden.

EXTERNALLY - No more stressing over a parking space as the block paved driveway offers off road parking for 2 cars. As already mentioned the south backing garden is perfect for relaxing or entertaining friends and family

 3  1  2  D

Council Tax Band : C





ENTRANCE HALL
11'10" x 8'5"

THROUGH LOUNGE
23'2" x 13'9" reducing to
11'10"

KITCHEN / DINER
21'6" x 10'1" reducing to
8'10"

CONSERVATORY
11'11" x 11'8"

LANDING
10' x 8'3" maximum

BEDROOM ONE
12'5" x 12'

BEDROOM TWO
13'3" x 8'9"

BEDROOM THREE
9'11" x 6'8"

SHOWER ROOM
6'9" x 5'10"

DRIVEWAY FOR TWO
CARS

SOUTH BACKING REAR
GARDEN

AGENTS NOTE

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SOME PHOTOGRAPHS
HAVE BEEN DIGITALLY
ALTERED FOR DE-
CLUTTERING PURPOSES.



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01702 710555



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