

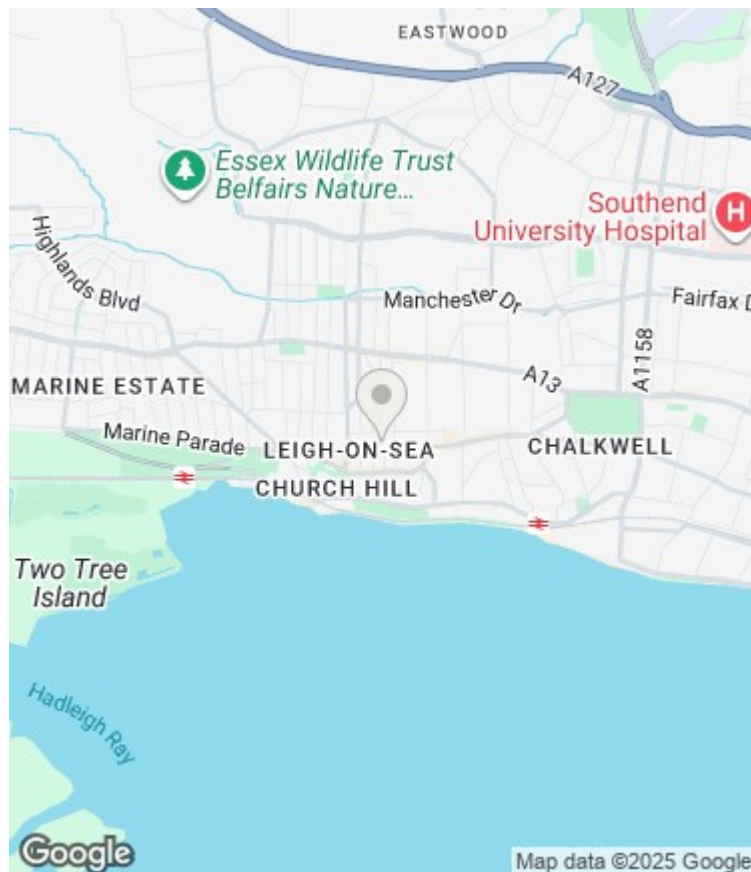
This floorplan is for illustration purposes only. The room sizes, locations of doors, windows and other features are approximate.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E		
(21-38) F	32	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

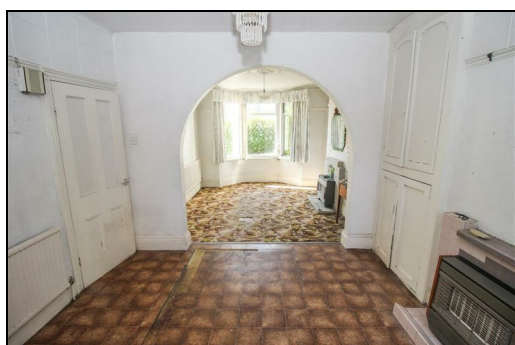
Viewing

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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NO ONWARD CHAIN.

CHARACTER END TERRACED HOUSE.

NORTH STREET CATCHMENT AREA.

SHORT WALK TO STATION AND OLD LEIGH.

KEYS HELD FOR VIEWINGS.

A SOLID PERIOD HOUSE IN NEED OF RENOVATION.

SHORT WALK FROM LEIGH BROADWAY.

THREE BEDROOMS.

LOUNGE AND DINING AREA.

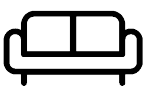
KITCHEN.

Canonsleigh Crescent, Leigh-On-Sea

GUIDE PRICE £400,000 - £425,000

WHAT & WHERE - A SOLID PERIOD HOUSE IN NEED OF RENOVATION IN THE HEART OF LEIGH, JUST A SHORT WALK FROM THE BROADWAY, STATION AND OLD LEIGH. LOCATED IN THE NORTH STREET CATCHMENT AREA AND OFFERING TEH CAHNCE TO CREATE A BESPOKE FAMILY HOME.

WHY - OFFERING A CHANCE TO PURCHASE A CHARACTER HOUSE IN THE HEART OFL EIGH, REQUIRING COMPLETE MODERNISATION AND THEREFORE THE OPPORTUNITY TO CURATE YOUR PERFECT FAMIL HOME.

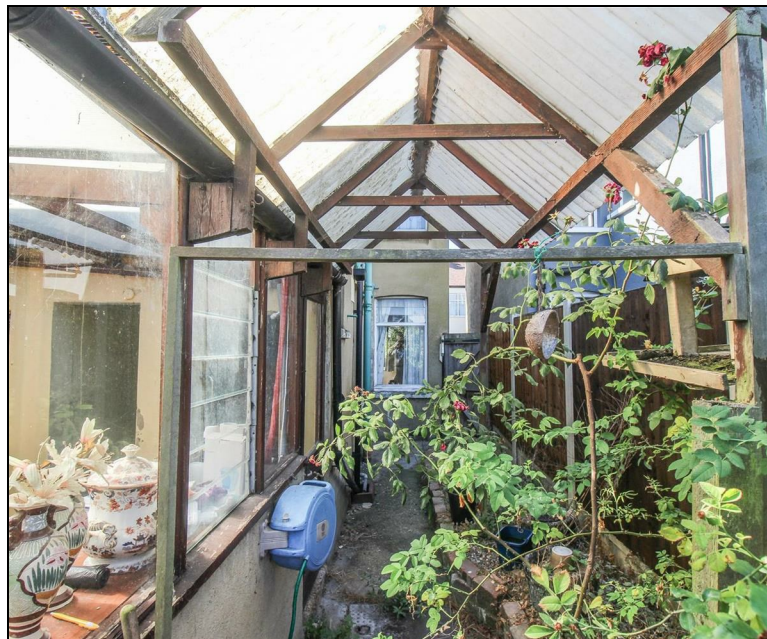
 3  1  2  F Council Tax Band : D



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Turner Sales & Lettings



LOUNGE
13'3" (into bay) x 11'2"

DINING AREA
11'9" x 11'2"

KITCHEN
10'0" x 10'0"

LEAN TO
13'9" x 10'0"

WC
3'4" x 3'2"

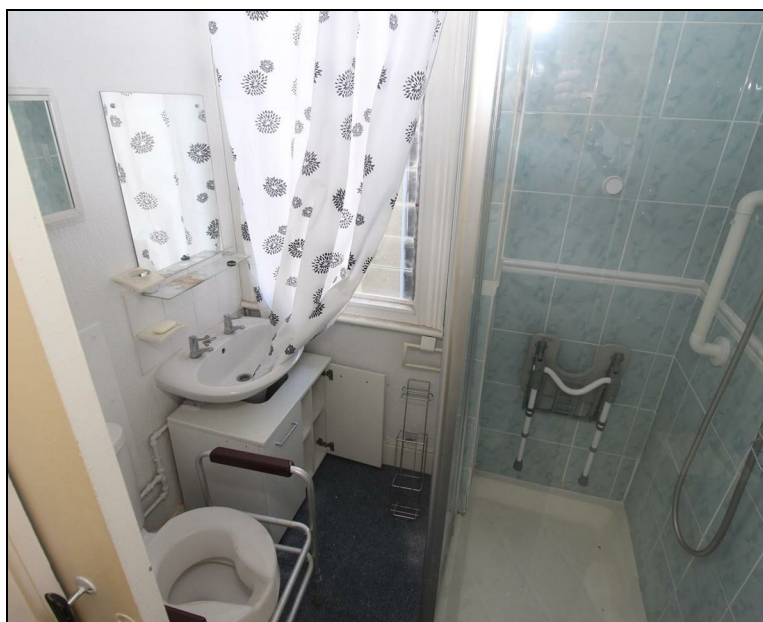
WORKSHOP
11'10" x 7'3"

BEDROOM ONE
14'9" x 13'2" (into bay)

BEDROOM TWO
11'3" x 9'4"

BEDROOM THREE
12'1" x 10'0" at furthest
points

ENSUITE
6'0" x 4'6"



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