

## 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.

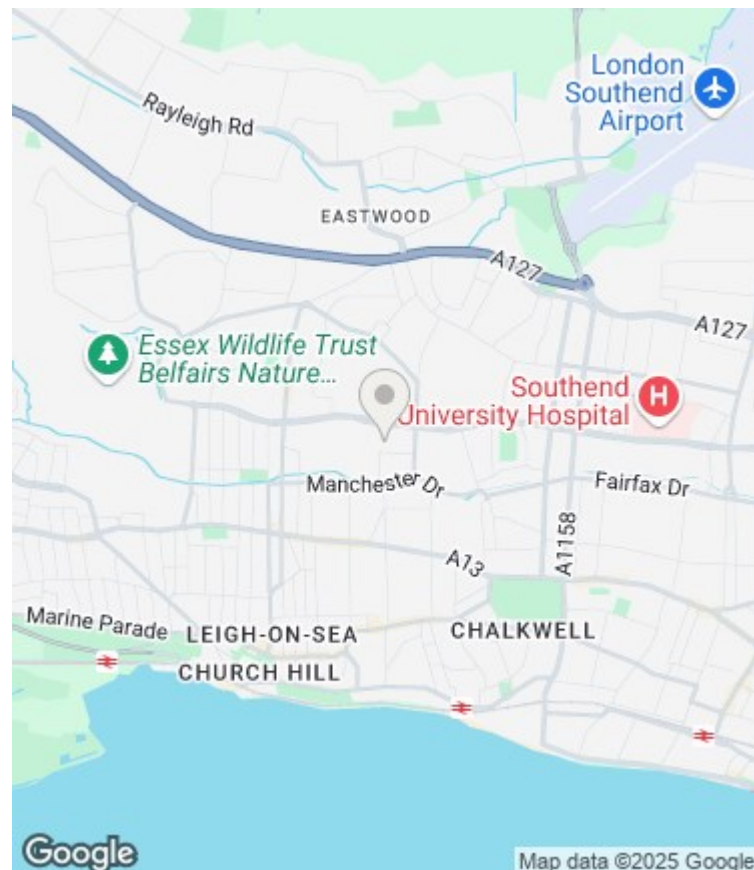
### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>67</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	

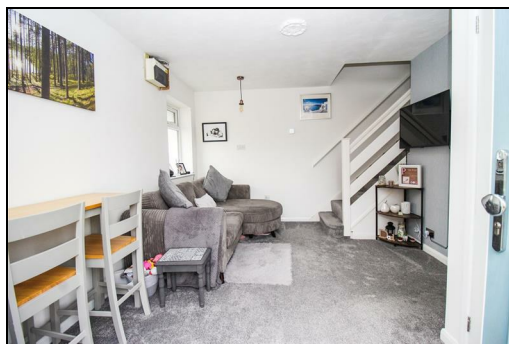
### Viewing

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**  
**01702710555**  
**info@turnerestates.co.uk**



PERFECT FIRST TIME PURCHASE / INVESTMENT  
PROPERTY

TWO BEDROOMS

LIVING ROOM

GROUND FLOOR CLOAKROOM

DETACHED GARAGE

WELL PRESENTED THROUGHOUT

JACK AND JILL BATHROOM

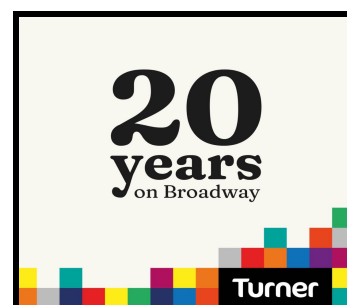
FITTED KITCHEN

OWN PRIVATE SOUTH BACKING REAR GARDEN

DRIVEWAY FOR 2 CARS

**Suffolk Avenue, Leigh-On-Sea**

**£285,000**



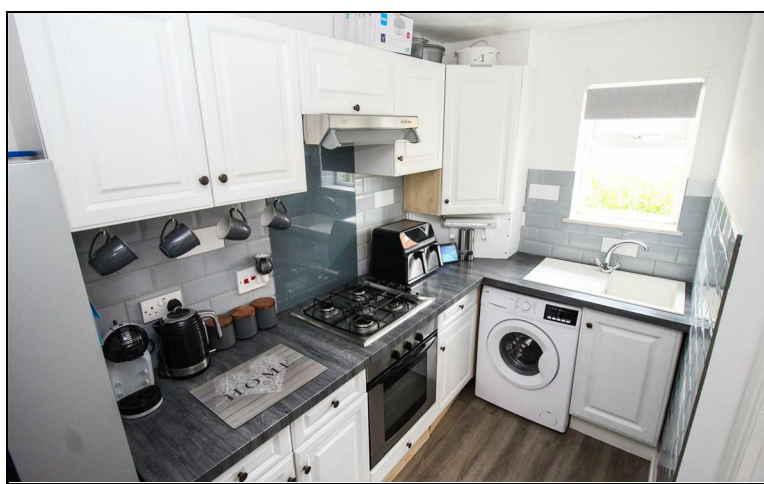


WHAT & WHERE - A VERY WELL PRESENTED TWO BEDROOM HOUSE IN QUIET CUL DE SAC LOCATION, BEING CLOSE TO LOCAL HIGH SCHOOLS, BUS CONNECTIONS PROVIDING MULTIPLE ROUTES AND OFFERING EASY ACCES TO THE A127 & A13. HAVING THE BENEFIT OF A SOUTH BACKING GARDEN, DETACHED GARAGE & DRIVEWAY FOR TWO CARS

WHY - A PERFECT PROPERTY FOR THOSE LOOKING TO GET A FOOT ON THE PROPERTY LADDER OR AN INVESTMENT PURCHASE. OFFEERD IN "MOVE IN" CONDITION. A FANTASTIC OPPORTUNITY AWAITS.

 2  1  1  D

Council Tax Band : B







LIVING ROOM  
13'9" x 10'6"

GROUND FLOOR  
CLOAKROOM

FITTED KITCHEN  
10'4" x 5'5"

BEDROOM ONE  
9'9" x 9'4"

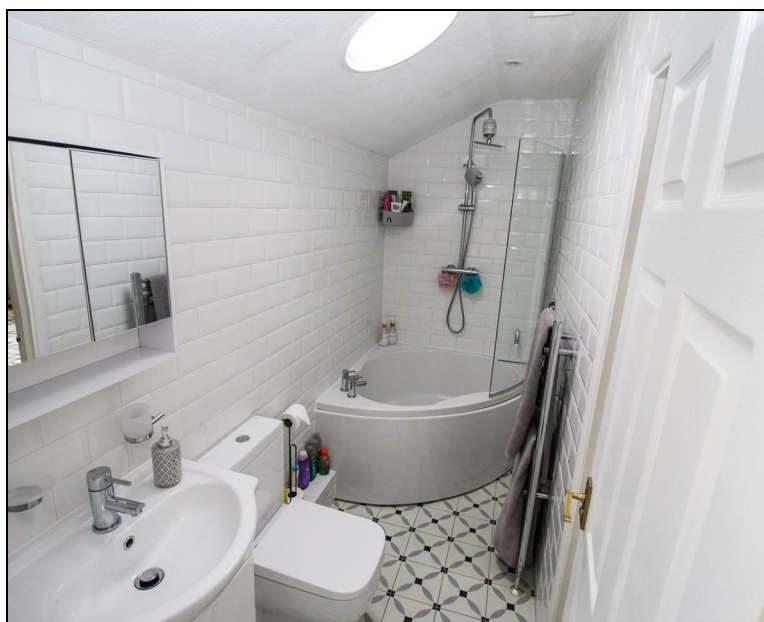
BEDROOM TWO  
7'2" x 6'6"

JACK AND JILL  
BATHROOM  
9'6" x 4'

OWN PRIVATE REAR  
GARDEN  
approximately 30'

DETACHED GARAGE  
17'1" x 8'7"

DRIVEWAY FOR 2 CARS



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01702 710555

