

Ground Floor



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

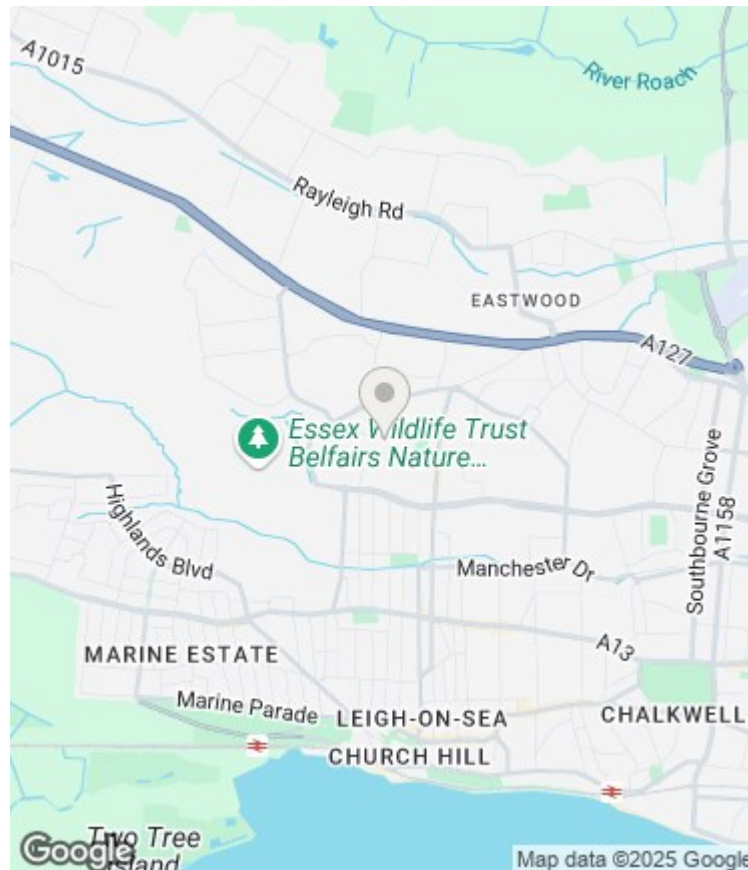
Energy Efficiency Rating

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

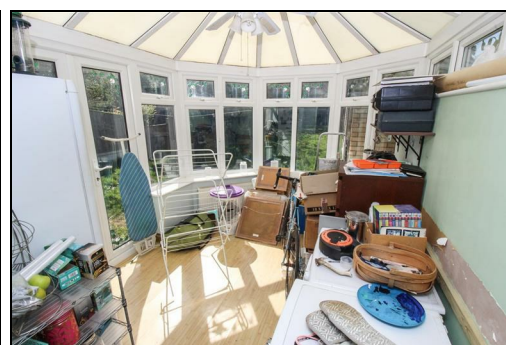
Viewing

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 firm's employment has the authority to make or give any representations



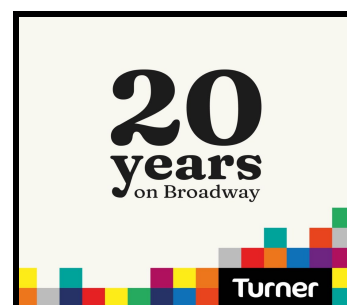
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NO ONWARD CHAIN
TWO DOUBLE BEDROOMS
BLOCK PAVED DRIVEWAY PROVIDING OFF STREET
PARKING
APPROXIMATELY 80' SOUTH BACKING GARDEN
EASY ACCESS TO A127

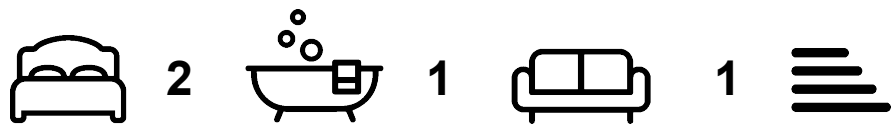
PERFECT TO PUT YOUR OWN STAMP ON
OPEN PLAN KITCHEN / LIVING ROOM
SPACIOUS BATHROOM
CLOSE TO BELFAIRS WOODS AND GOLF COURSE
SUN LOUNGE

Danescroft Drive, Leigh-On-Sea
Offers in the Region of £385,000



WHAT & WHERE - OFFERING EASY ACCES TO THE A127, LOCAL AMENITIES, BELFAIRS WOODS AND GOLF COURSE, THIS TWO DOUBLE BEDROOM SEMI-DETACHED BUNGALOW OFFERED FOR SALE WITH NO ONWARD CHAIN. HAVING BEEN PARTIALLY RENOVATED, THIS PROPERTY OFFERS AN EXCELLENT OPPORTUNITY FOR AN INCOMING PURCHASER TO REALLY PUT THEIR OWN UNIQUE STAMP ON IT. HAVING BEEN OPENED UP BY THE CURRENT OWNER, TO PROVIDE OPEN PLAN ACCOMMODATION, THERE IS ALSO A SOUTH BACKING GARDEN, BEING OF A GREAT SIZE AND A BLOCK PAVED DRIVEWAY TO FRONT PROVIDING OFF ROAD PARKING.

WHY - PERFECT FOR SOMEONE WITH A FLAIR FOR DIY, WHO IS LOOKING TO PUT THEIR STAMP ON THEIR HOME, OR SOMEONE LOOKING TO DOWNSIZE, BUT STILL WANTS A GOOD SIZE GARDEN TO ENJOY.



Council Tax Band : C



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ENTRANCE HALL

3.76m x 1.12m (12'4" x 3'8")

BATHROOM

2.51m x 1.93m (8'3 x 6'4")

OPEN PLAN

KITCHEN/LIVING ROOM

7.26m reducing to 4.62m x 4.83m reducing to 2.92m (23'10" reducing to 15'2" x 15'10" reducing to 9'7")

SUN LOUNGE

3.38m x 2.67m (11'1" x 8'9")

SOUTH BACKING REAR GARDEN

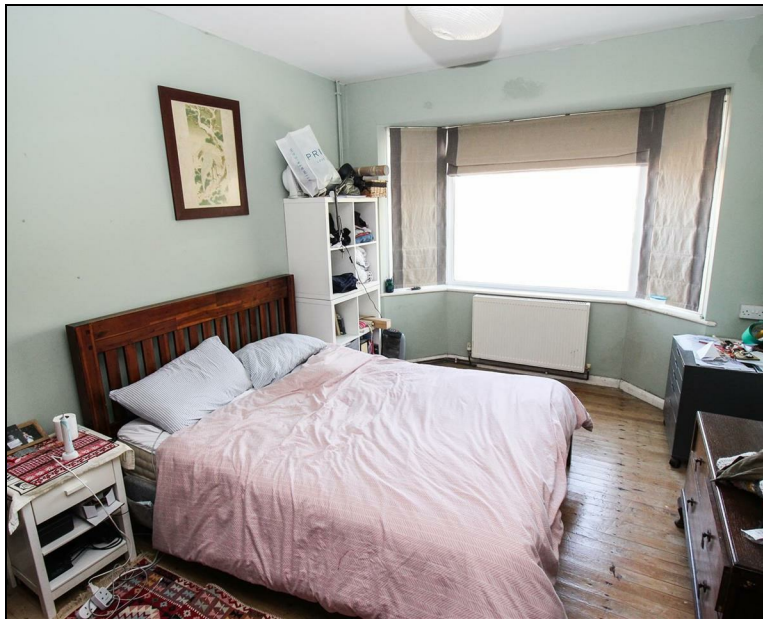
approximately 24.38m (approximately 80)

BEDROOM ONE

4.57m into bay x 3.18m (15' into bay x 10'5")

BEDROOM TWO

4.27m x 2.72m (14' x 8'11")



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