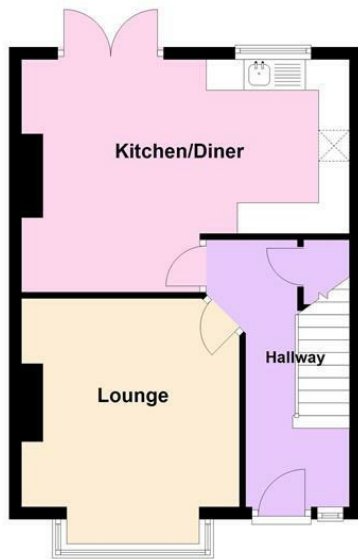


Ground Floor



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.

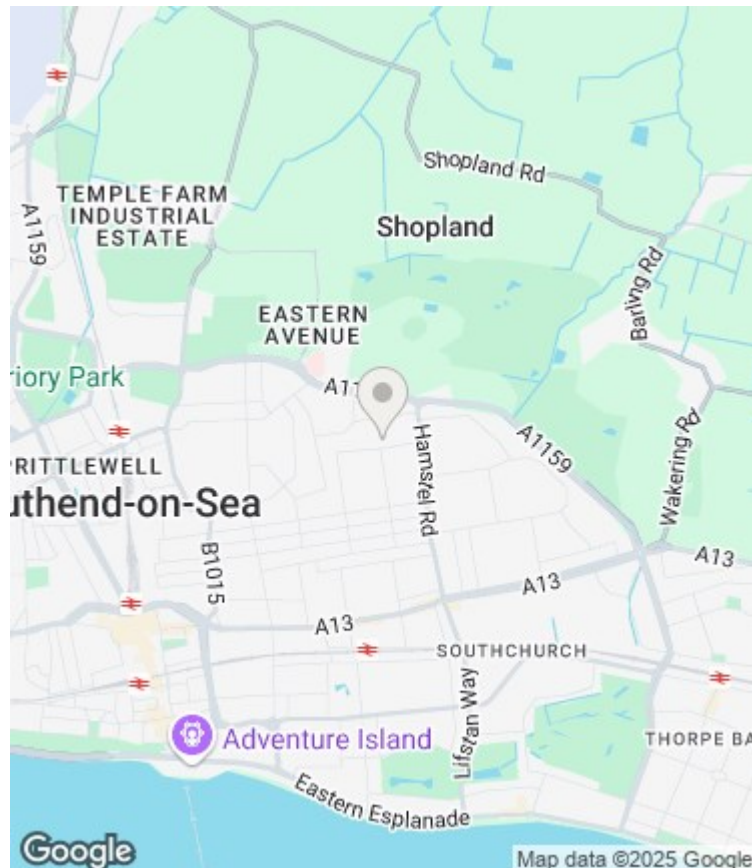
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	65	
(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	

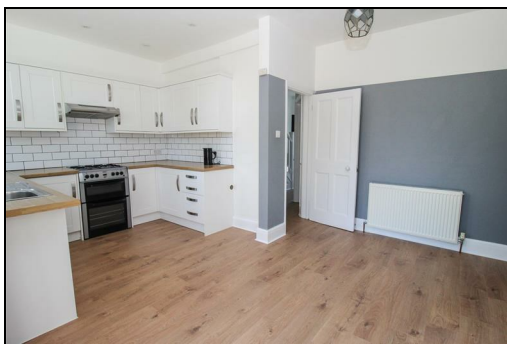
Viewing

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



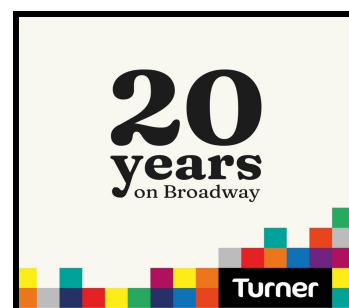
Turner Estates 34 Broadway, Leigh-on-Sea, Essex, SS9 1AJ
01702710555
info@turnerestates.co.uk



SUPERBLY PRESENTED SEMI-DETACHED HOUSE
THREE BEDROOMS
GREAT SIZED KITCHEN / DINER WITH FRENCH DOORS
ONTO GARDEN
MODERN BATHROOM
15 MINUTE WALK FROM SOUTHEAST EAST TRAIN
STATION

NO ONWARD CHAIN - MOVE STRAIGHT IN
EAST BACKING REAR GARDEN IN EXCESS OF 80'
LOUNGE WITH FEATURE FIREPLACE
CATCHMENT TO HAMSTEL JUNIOR SCHOOL
POPULAR RESIDENTIAL AREA

Lonsdale Road, Southend-On-Sea
Offers In Excess Of £350,000



WHAT & WHERE - LOCATED IN THIS POPULAR RESIDENTIAL AREA, THIS PROPERTY IS IDEALLY PLACED FOR LOCAL AMENITIES, SCHOOLS AND TRANSPORT LINKS, BEING JUST A 15 MINUTE WALK FROM SOUTHEND EAST TRAIN STATION. OFFERED WITH NO ONWARD CHAIN, THE HOUSE IS PRESENTED IN SUPERB ORDER THROUGHOUT AND BENEFITS FROM AN EAST FACING GARDEN IN EXCES OF 80'. WITH A GREAT SIZED KITCHEN / DINER, LOUNGE WITH FEATURE FIREPLACE AND MODERN BATHROOM, WE WOULD HIGHLY RECOMMEND AN IMMEDIATE INTERNAL INSPECTION.

WHY - PERFECT AS A FIRST HOME OR FOR A COUPLE WITH A YOUNG FAMILY, LOOKING FOR MORE INSIDE SPACE AND A GARDEN. IDEAL FOR THOSE LOOKING TO COMMUTE OR BEING WITHIN EASY REACH OF ALL TRANSPORT LINKS AND LOCAL AMENITIES.

 3

 1

 1

 D

Council Tax Band : C



@turnersleigh



Turner Sales & Lettings



HALLWAY

14'10" x 5'4" max (4.54 x 1.64 max)

LOUNGE

13'6" into bay x 11'7" (4.12 into bay x 3.55)

KITCHEN/DINER

17'6" reducing to 9'1" x 12'4" reducing to 9'3" (5.34 reducing to 2.79 x 3.78 reducing to 2.83)

LANDING

6'4" x 10'9" (1.94 x 3.28)

BEDROOM ONE

12'4" x 10'9" (3.78 x 3.30)

BEDROOM TWO

13'11" into bay x 10'9" (4.26 into bay x 3.30)

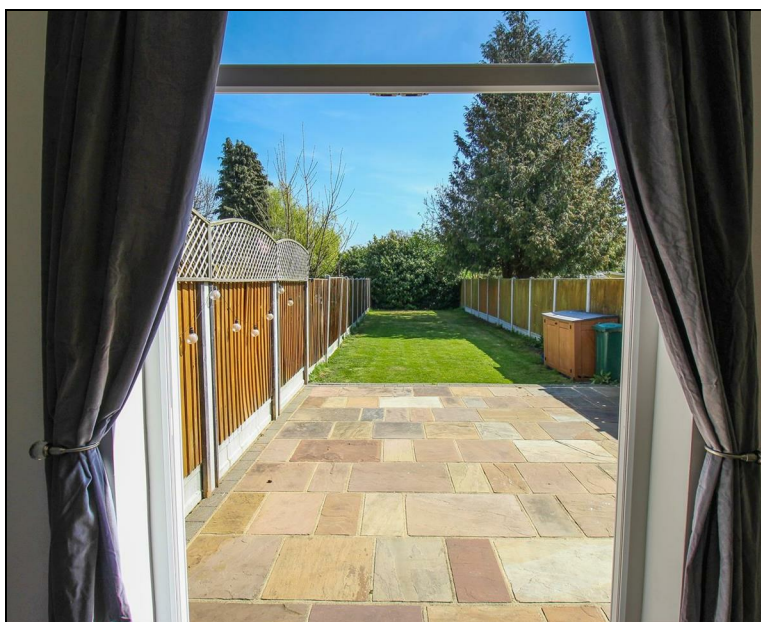
BEDROOM THREE

6'5" x 6'3" (1.98 x 1.93)

FRONT GARDEN

REAR GARDEN

in excess of 80' (in excess of 24.38m)



www.turnerstates.co.uk

01702 710555

