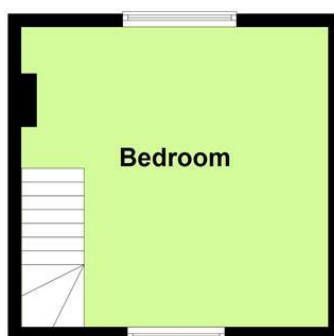


Ground Floor



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.

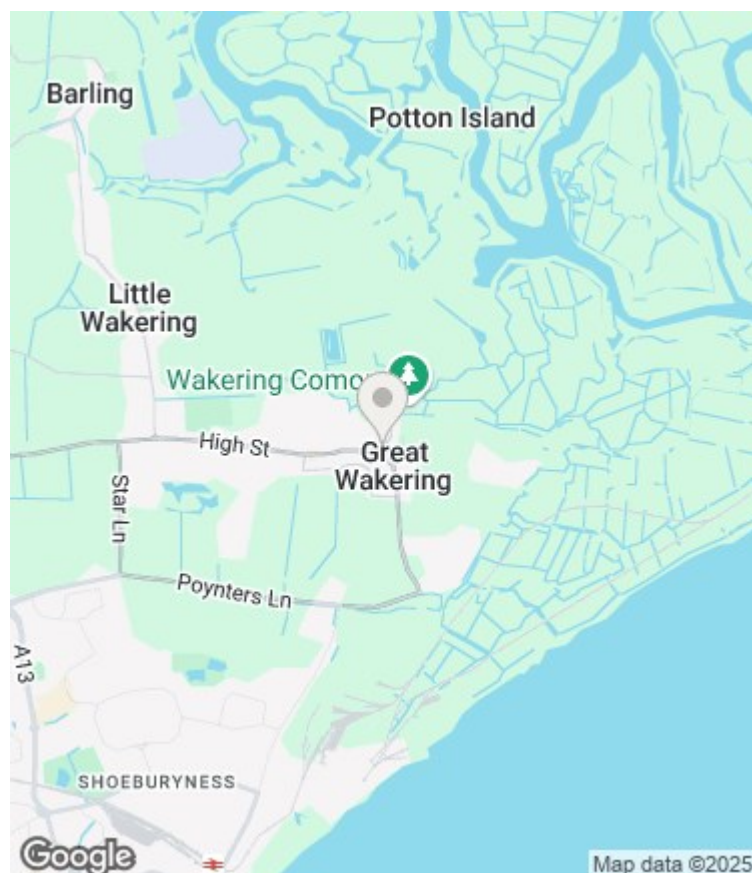
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	65
(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



GRADE II LISTED COTTAGE
15' 11" X 15' 4" BEDROOM
SEPARATE DINING ROOM
REAR LOBBY / UTILITY
RESIDENTS PARKING

NO ONWARD CHAIN
SPACIOUS LOUNGE
FITTED KITCHEN
OWN PRIVATE GARDEN
HIGH STREET LOCATION

High Street, Great Wakering

£250,000

WHAT & WHERE - LOCATED IN THE HEART OF GREAT WAKERING IS THIS VERY UNIQUE GRADE II LISTED COTTAGE with a huge bedroom occupying the whole of the first floor. Having charm & character in abundance and with its own PRIVATE GARDEN and RESIDENTS PARKING, this one of a kind home is also offered for sale with NO ONWARD CHAIN.

WHY - If your looking for something a bit different, quirky, steeped in history, and on top of local shops and amenities, this charming cottage could be right up your street.

 1

 1

 2

 D

Council Tax Band : A



@turnersleigh



Turner Sales & Lettings



ENTRANCE HALL

LOUNGE

4.95m x 3.71m (16'3" x 12'2")

DINING ROOM

4.50m reducing to 6.40m x 2.92m (14'9" reducing to 21'12" x 9'7")

FITTD KITCHEN

3.96m x 1.60m (13' x 5'3")

INNER HALLWAY

2.41m x 0.97m (7'11" x 3'2")

REAR LOBBY / UTILITY ROOM

2.67m x 2.26m (8'9" x 7'5")

BEDROOM

4.85m x 4.67m (15'11" x 15'4")

BATHROOM

2.69m x 2.24m maximum (8'10" x 7'4" maximum)

PRIVATE SECTION OF GARDEN

SHARE OF FREEHOLD

GRADE 11 LISTED COTTAGE

AGENTS NOTES

The property will come with a 25% share of the freehold
Lease Length 999 years on completion of sale
Ground Rent- Nil
Service Charge - Ad Hoc. shared with other freeholders



www.turnerstates.co.uk

01702 710555

