

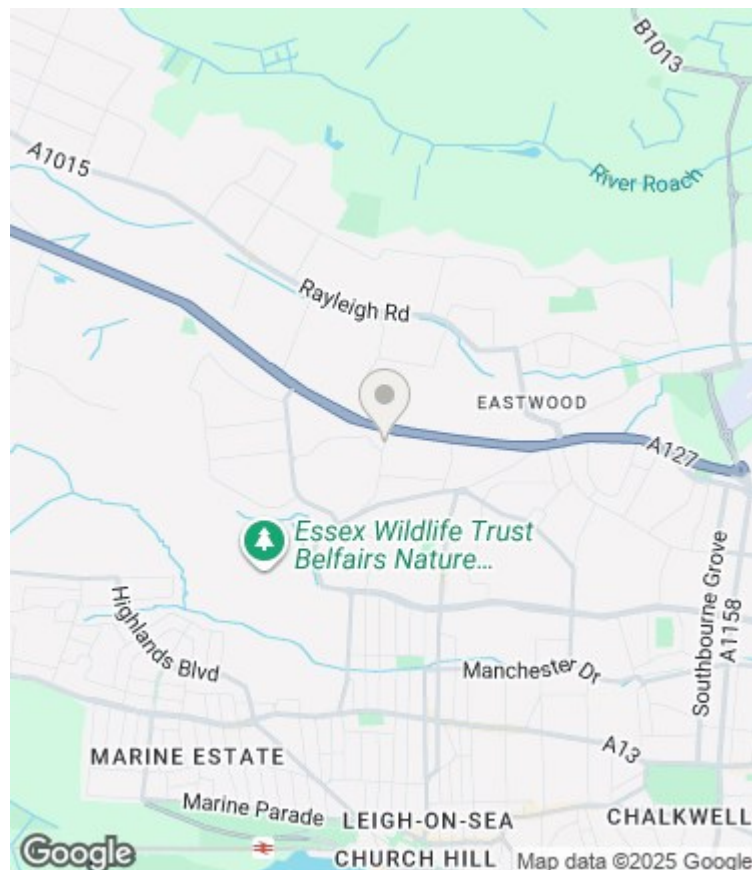


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	<b>83</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &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



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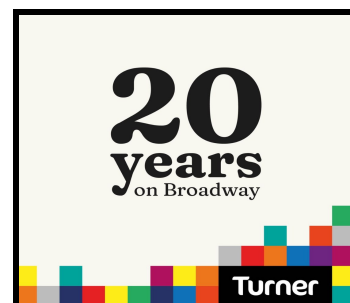


NO ONWARD CHAIN  
THREE BEDROOMS  
GARAGE IN BLOCK TO REAR  
FITTED KITCHEN / DINER  
CLOSE TO BELFAIRS WOODS AND NATURE  
RESERVE

GREAT OPPORTUNITY TO PERSONALISE  
DRIVEWAY FOR TWO VEHICLES  
VERY USEFUL LOFT ROOM  
LOUNGE WITH BAY WINDOW  
CATCHMENT FOR SOUGHT AFTER FAIRWAYS  
PRIMARY SCHOOL

**Bellhouse Lane, Leigh-On-Sea**

**GUIDE PRICE £325,000 - £350,000**





WHAT & WHERE - LOCATED MOMENTS FROM THE A127 AND CLOSE TO BELFAIRS WOODS AND NATURE RESERVE THIS THREE BEDROOM TERRACED HOUSE IS OFFERED FOR SALE WITH NO ONWARD CHAIN. BENEFITTING FROM THREE BEDROOMS PLUS A VERY USEFUL LOFT ROOM, SHOWER ROOM, LOUNGE WITH BAY WINDOW AND KITCHEN / DINER. THE PROPERTY BENEFITS FROM ITS OWN DRIVEWAY FOR TWO VEHICLES AND A DETACHED GARAGE IN A BLOCK TO REAR.

WHY - IF YOU ARE WILLING TO PUT IN THE WORK, THIS PROPERTY OFFERS THE PERFECT OPPORTUNITY TO CREATE YOUR OWN BESPOKE FAMILY HOME. MAKING AN IDEAL FIRST TIME BUY OR INVESTMENT PURCHASE, THIS THREE BEDROOM HOUSE HAS A LOT TO OFFER

 3

 1

 1

 C

Council Tax Band : C



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Turner Sales & Lettings





#### ENTRANCE PORCH

1.70m x 1.32m (5'7" x 4'4")

#### LOUNGE

5.13m x 3.48m (16'10" x 11'5")

#### KITCHEN / DINER

5.11m x 2.69m (16'9" x 8'10")

#### BEDROOM ONE

3.48m x 2.90m (11'5" x 9'6")

#### BEDROOM TWO

2.90m x 2.64m (9'6" x 8'8")

#### BEDROOM THREE

2.51m x 2.11m (8'3" x 6'11")

#### LOFT ROOM

3.53m x 2.84m (11'7" x 9'4")

#### SHOWER ROOM

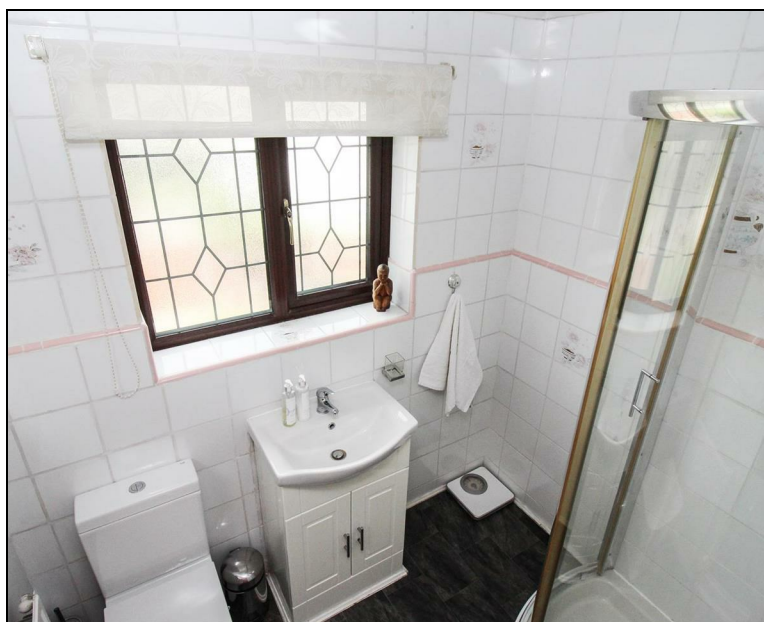
2.06m x 1.68m (6'9" x 5'6")

DRIVEWAY FOR TWO CARS

GARAGE IN BLOCK

REAR GARDEN  
approximately 9.14m  
(approximately 30')

NO ONWARD CHAIN



[www.turnerstates.co.uk](http://www.turnerstates.co.uk)

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