

## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>59</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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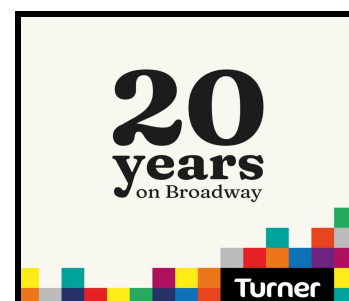




HUGE POTENTIAL (STP)  
CLOSE TO BELFAIRS WOODS  
LARGE REAR GARDEN  
EASY ACCESS TO A127

TWO DOUBLE BEDROOMS  
OFF STREET PARKING  
NO ONWARD CHAIN  
SHORT WALK TO LOCAL SHOPS AND  
AMENITIES

**Leighcroft Gardens, Leigh-On-Sea**  
**Offers Over £325,000**





WHAT & WHERE - LOCATED IN A QUIET SIDE ROAD OFF EASTWOOD ROAD NORTH, IS THIS TWO BEDROOM SEMI-DETACHED BUNGALOW IN NEED OF REFURBISHMENT, BUT OFFERING HUGE POTENTIAL

WHY - ARE YOU LOOKING THAT PERFECT PROJECT WITH HUGE POTENTIAL - IF SO THIS VACANT SEMI-DETACHED BUNGALOW IN A QUIET BUT CONVENIENT LOCATION, CLOSE TO SHOPS, PARKS, SCHOOLS AND TRANSPORT LINKS, COULD BE THE ONE FOR YOU.

 2  1  1  D Council Tax Band : C



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Turner Sales & Lettings





HALLYWAY

LEAN-TO

LOUNGE  
13'5" x 10'5"

FRONT & REAR GARDENS

KITCHEN  
10'4" x 6'10"

OFF STREET PARKING

BEDROOM ONE  
12'10" (into bay) x 12'8"

BEDROOM TWO  
11'1" x 10'11"

SHOWER ROOM  
7'5"(max) x 5'0" (max)



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