



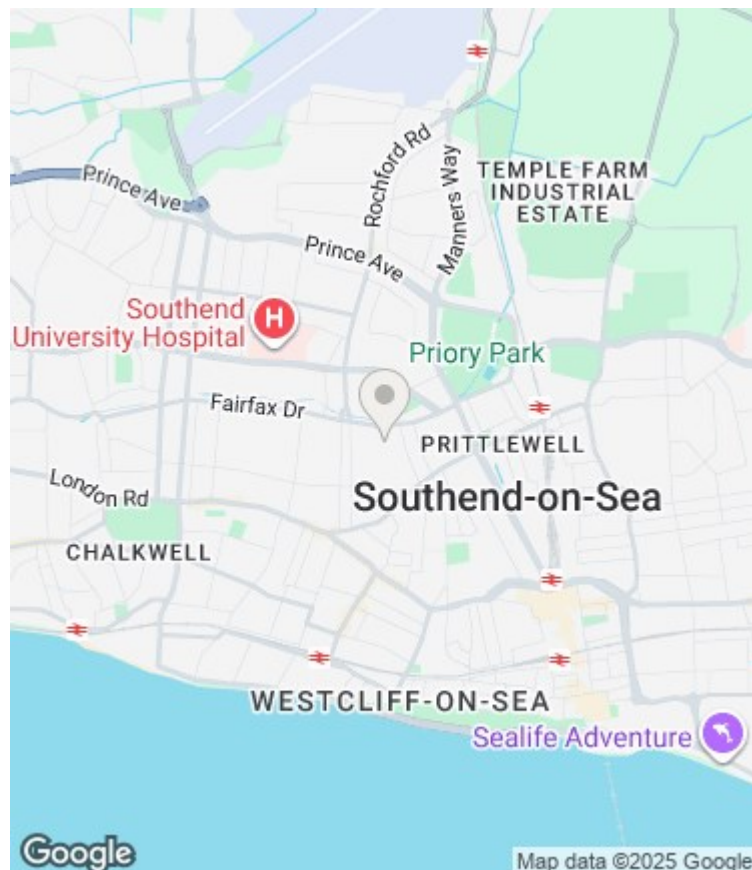
This floorplan is for illustration purposes only. The room sizes, locations of doors, windows and other features are approximate.
Plan produced using PlanUp.

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		
	66	82
England & Wales	EU Directive 2002/91/EC	

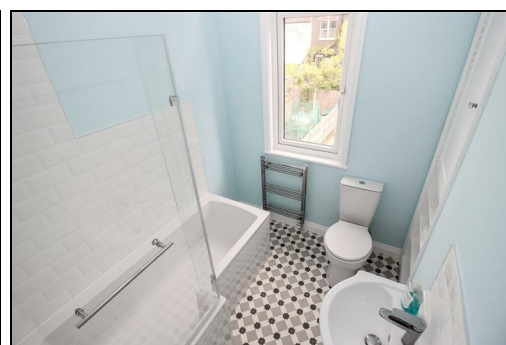
Viewing

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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REFURBISHED & REMODELLED END TERRACE PERIOD HOME

NO ONWARD CHAIN

SPACIOUS FITTED KITCHEN / DINER WITH APPLIANCES

TASTEFULLY DECORATED THROUGHOUT

0.6 MILES TO SOUTHEND HOSPITAL

ABSOLUTELY NOTHING TO DO - MOVE STRAIGHT IN

THREE BEDROOMS

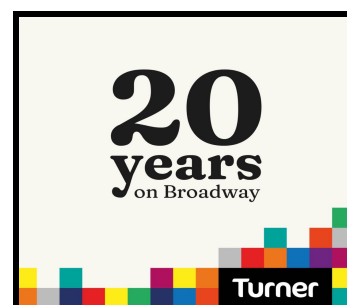
MODERN BATHROOM

0.9 MILES TO PRITTLEWELL STATION

PERFECT BLEND OF PERIOD AND MODERN FEATURES

Wenham Drive, Westcliff-On-Sea

GUIDE PRICE £325,000 - £350,000



WHAT & WHERE - TASTEFULLY DECORATED AND BEAUTIFULLY PRESENTED END TERRACED PERIOD HOME HAVING UNDERGONE AN EXTENSIVE RENOVATION AND REMODELLING BY THE CURRENT OWNER. WITH A PERFECT BLEND OF PERIOD FEATURES AND MODERN CONVENIENCES. WITH THREE BEDROOMS, LOUNGE WITH FEATURE FIREPLACE, LARGE KITCHEN / DINER WITH APPLIANCES AND MODERN BATHROOM. WE ANTICIPATE A LOT OF INTEREST IN THIS SUPERB PROPERTY

WHY - AMAZING OPPORTUNITY FOR A FIRST TIME BUYER LOOKING FOR A TURN KEY PROPERTY OR SOMEONE LOOKING TO MOVE UP THE PROPERTY LADDER TO SOMEWHERE WITH EXTRA SPACE BOTH INDOORS AND OUT.

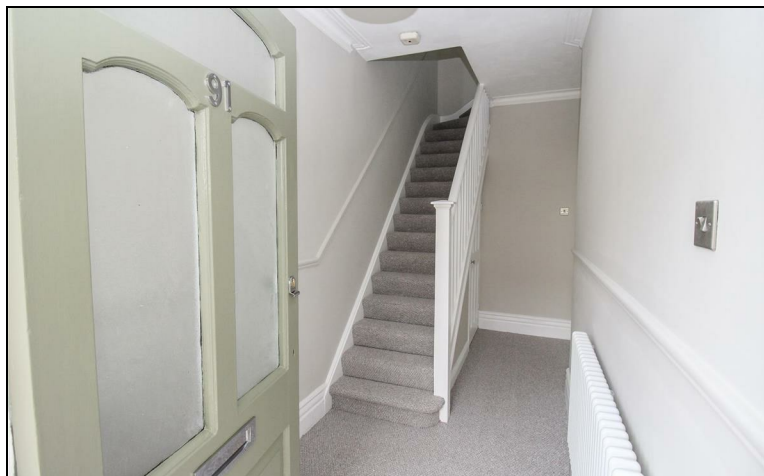
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Council Tax Band : B



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Turner Sales & Lettings



ENTRANCE HALL
4.32m x 1.65m (14'2" x 5'5")

LOUNGE
4.60m into bay x 3.23m (15'1" into bay x 10'7")

KITCHEN / DINER
5.05m x 3.76m reducing to 2.92m (16'7" x 12'4" reducing to 9'7")

LANDING
2.46m x 1.85m (8'1" x 6'1")

BEDROOM ONE
3.78m x 3.15m (12'5" x 10'4")

BEDROOM TWO
3.58m x 3.12m (11'9" x 10'3")

BEDROOM THREE
2.62m x 1.83m (8'7" x 6')

BATHROOM
2.18m x 1.83m (7'2" x 6')

REAR GARDEN
approximately 10.67m - east backing

(approximately 35' - east backing)



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