



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		
England & Wales	EU Directive 2002/91/EC	

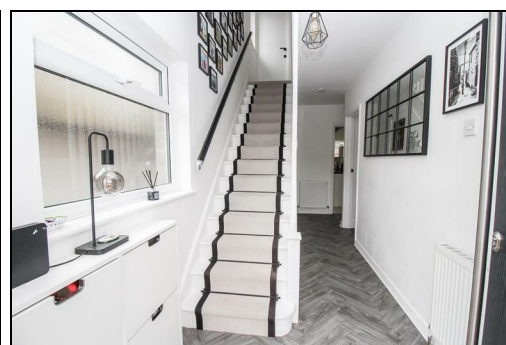
Viewing

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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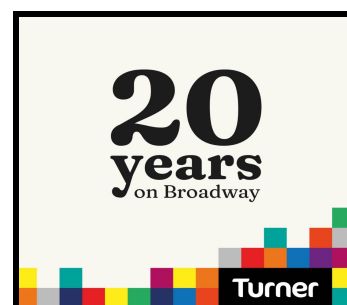


ABSOLUTELY STUNNING SEMI-DETACHED
HOUSE
TWO DOUBLE BEDROOMS
GOOD SIZE LOUNGE
MODERN FITTED KITCHEN WITH APPLIANCES
DRIVEWAY TO FRONT FOR TWO VEHICLES

QUIET CUL DE SAC LOCATION
GROUND FLOOR CLOAKROOM
SEPARATE DINING ROOM
CONSERVATORY
GARAGE WITH PARKING IN FRONT

Picketts Close, Leigh-On-Sea

£395,000



WHAT & WHERE - ABSOLUTELY STUNNING TWO DOUBLE BEDROOM HOUSE, WHICH HAS BEEN GREATLY IMPROVED BY THE CURRENT OWNERS AND IS PRESENTED IN "SHOW HOME" CONDITION. WITH TWO RECEPTION ROOMS, MODERN KITCHEN, CONSERVATORY, DRIVEWAY FOR TWO VEHICLES PLUS GARAGE WITH PARKING IN FRONT.

WHY - THIS SUPERB PROPERTY OFFERS SOMETHING FOR EVERYBODY. IT WOULD MAKE A FANTASTIC FIRST PURCHASE, BEING IN "SHOW HOME" CONDITION OR A PERFECT DOWNSIZE.

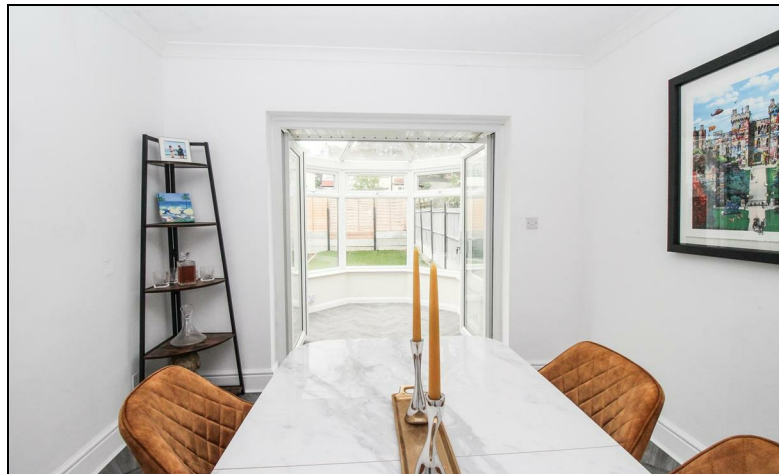
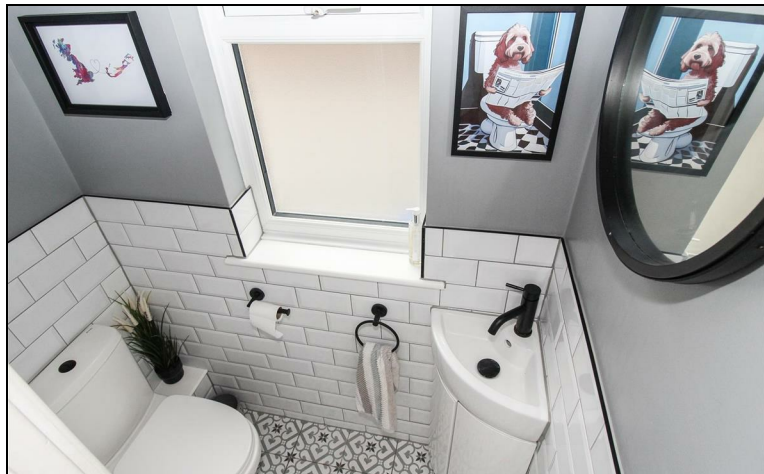
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Council Tax Band : C



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Turner Sales & Lettings



ENTRANCE HALL
5.28m x 1.78m (17'4" x 5'10")

LOUNGE
4.19m x 3.73m (13'9" x 12'3")

DINING ROOM
4.27m x 3.02m (14' x 9'11")

FITTED KITCHEN
3.18m x 2.54m (10'5" x 8'4")

GROUND FLOOR CLOAKROOM
1.52m x 0.76m (5' x 2'6")

CONSERVATORY
2.49m x 2.13m (8'2" x 7")

LANDING

BEDROOM ONE
4.72m x 3.25m (15'6" x 10'8")

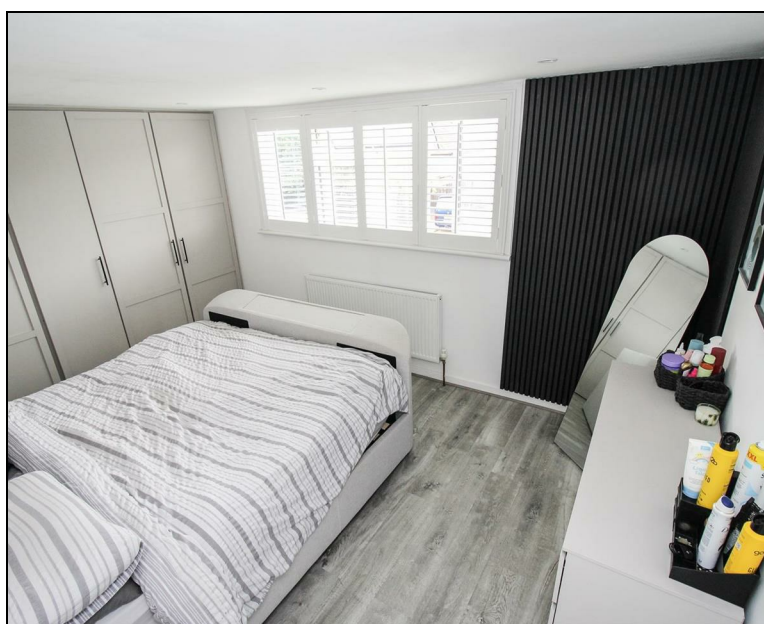
BEDROOM TWO
3.71m x 3.28m (12'2" x 10'9")

SHOWER ROOM
1.85m x 1.65m (6'1" x 5'5")

REAR GARDEN
approximately 12.19m (approximately 40')

DRIVEWAY TO FRONT

DETACHED GARAGE WITH PARKING TO FRONT



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