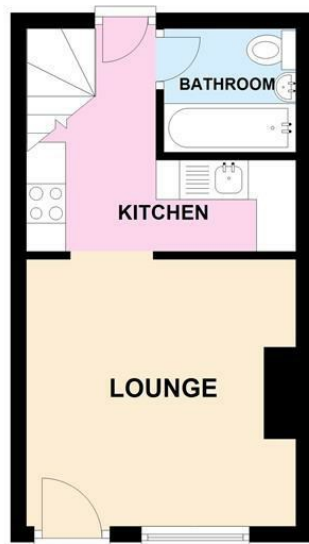
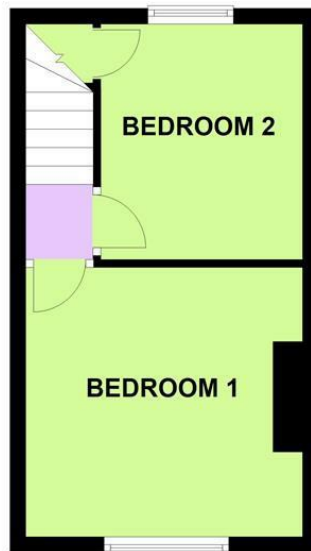


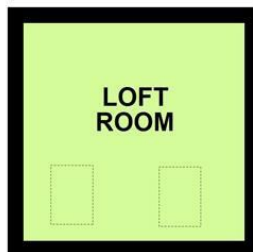
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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

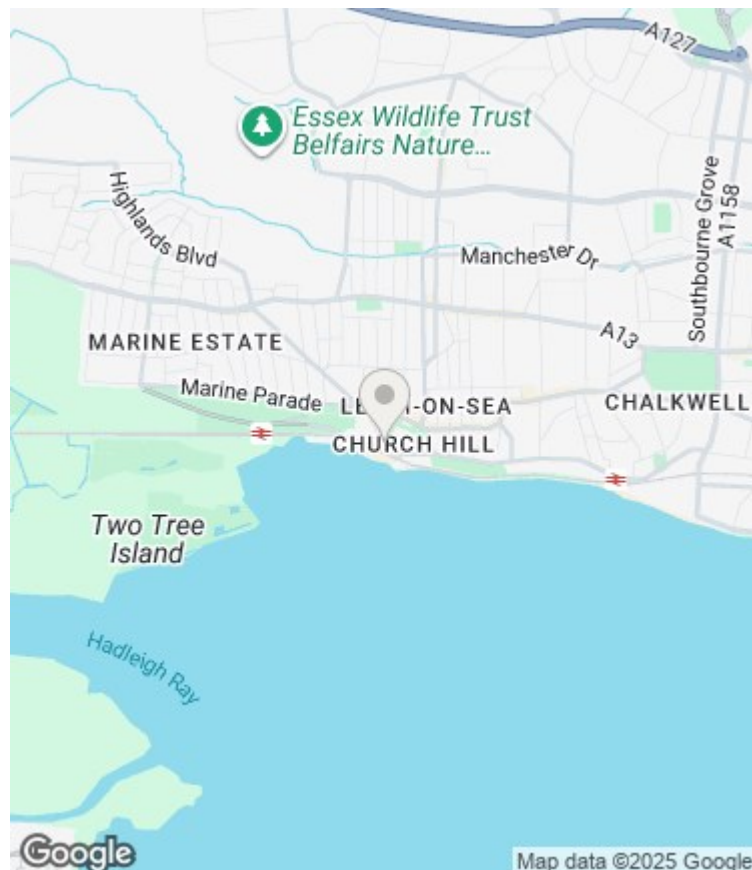
Energy Efficiency Rating

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



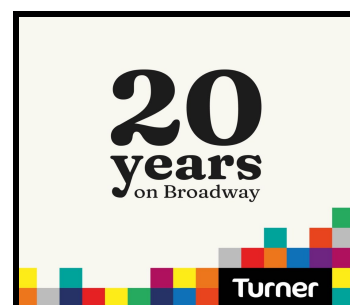
Turner Estates 34 Broadway, Leigh-on-Sea, Essex, SS9 1AJ
01702710555
info@turnerestates.co.uk



CHARMING VICTORIAN COTTAGE
NO ONWARD CHAIN - MOVE STRAIGHT IN
LOFT ROOM WITH ESTUARY VIEWS
FITTED KITCHEN
FRONT TERRACE

TRANQUIL SETTING IN THE HEART OF LEIGH
TWO BEDROOMS
LOUNGE WITH FIREPLACE
GROUND FLOOR BATHROOM
MOMENTS FROM LEIGH TRAIN STATION AND
OLD LEIGH

**Ray Cottages, Uttons Avenue, Leigh On
Sea
£400,000**

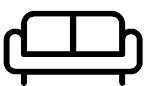


WHAT & WHERE - ENJOYING A TRANQUIL SETTING IN THE HEART OF LEIGH, THIS ABSOLUTELY CHARMING TWO BEDROOM MID TERRACE VICTORIAN COTTAGE, WITH THE ADDED BONUS OF VIEWS OVER THE ESTUARY TO THE FRONT. AS WELL AS THE TWO BEDROOMS, THERE IS THE BENEFIT OF A LOFT ROOM WHICH ENJOYS FABULOUS ESTUARY VIEWS.

WHY - PERFECT FOR SOMEONE LOOKING FOR A SLOWER PACE OF LIFE AND FULLY EMBRACING COASTAL LIVING, BUT WITH THE ADVANTAGE OF THE BROADWAY, OLD LEIGH AND LEIGH TRAIN STATION ON YOUR DOORSTEP.

 2

 1

 1

 D

Council Tax Band : C



@turnersleigh



Turner Sales & Lettings



LOUNGE
11'3" x 11'22"

BEDROOM TWO
9'10" x 8'8"

FITTED KITCHEN
11'3" x 5'11" maximum

LOFT ROOM
9'2" x 7'5"

REAR LOBBY

FRONT TERRACE

GROUND FLOOR
BATHROOM
5'6" x 5'6"

LEAN TO
9'9" x 4'9"

BEDROOM ONE
11'5" x 11'1!"



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