

**SCOTT &
STAPLETON**

THE RYDE
Leigh-On-Sea, SS9 4TH
£395,000





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The property is in need of some modernisation and refurbishment but could be a beautiful and substantial property with 3 good size bedrooms, large lounge/diner, fitted kitchen, bathroom & further WC.

There is a good size south backing rear garden with ample off street parking to the front & useful detached garage to the rear.

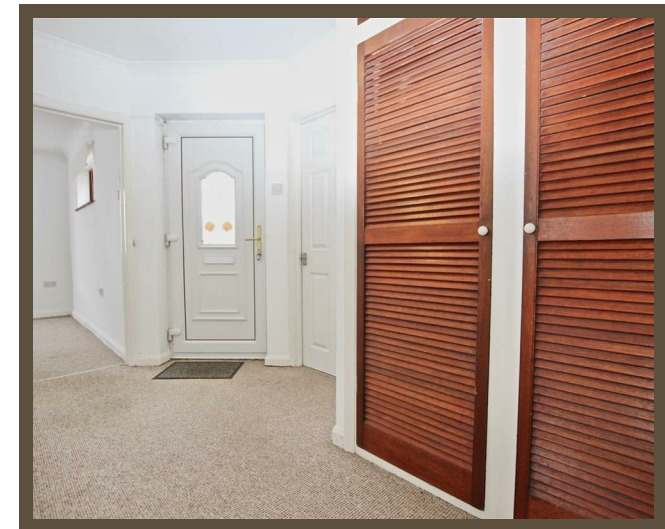
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There is a good size south backing rear garden with ample off street parking to the front & useful detached garage to the rear.

Situated just yards from Belfairs woods & golf course the property is also within easy walking distance of local shops, bus routes and all other amenities.

Offered with vacant possession and no onward chain, realistically priced for a quick sale this is a great opportunity to add your own stamp to a super spacious bungalow in a highly desirable location, an early internal inspection is strongly advised.



Accommodation comprises

UPVC entrance door with double glazed stained, lead light inset leading to entrance hall.

Entrance hall

3.56m x 1.75m (11'8" x 5'9")

Large built in double storage cupboard, radiator, coved ceiling. Doors to all rooms.

Bedroom 1

4 x 3.94 (13'1" x 12'11")

Lead light double glazed bay window to front, further lead light double glazed window to side. Radiator, coved ceiling with ceiling rose.

Bedroom 2

3.07 x 3.02 (10'0" x 9'10")

Double glazed window to side. Radiator, coved ceiling.

Bedroom 3

2'6" x 2'16" (6'6" x 19'8" x 6'6" x 52'5")

Lead light double glazed window to front. Radiator.

Bathroom

2.36 x 1.68 (7'8" x 5'6")

Obscure double glazed window to side. white suite comprising of panelled bath with separate electric shower over & glass screen, pedestal wash hand basin & low level WC. Part tiled walls, radiator, built in storage cupboard.

Lounge/diner

6.83 x 3.7 (22'4" x 12'1")

Double glazed window to rear. Feature fireplace with marble back & hearth, gas firs & ornate wooden mantle, 2 double radiators, 2 ceiling roses. Door to lobby.

Kitchen

3.4 x 3.3 (11'1" x 10'9")

Double glazed window to rear, obscure double glazed door

to side into garden. Range of base & eye level units with drawer pack, spaces for fridge, freezer, washing machine & gas oven, roll edge worktops with inset stainless steel sink unit with matching drainer & mixer tap, tiled splashbacks, wall mounted Worcester combination boiler (not tested).

Lobby

Obscure double glazed door to rear into garden. Door to WC

WC

Obscure double glazed window to side. Low level WC, pedestal wash hand basin, fully tiled walls.

Front garden

Brick retaining wall to front boundary. Crazy paved driveway providing off street parking for at least 4 cars. Pedestrian access to rear.

Rear garden

Sunny south backing rear garden extending to approx. 50', mainly laid to lawn with crazy paved patio areas. Fully fenced, outside tap & lighting, pedestrian access to rear.

Detached garage

5.44 x 2.72 (17'10" x 8'11")

Approached from the rear from Boyce Hill Close. Electric up & over door to front, courtesy door to rear.



Total floor area 95.4 sq.m. (1,027 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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			
		83	53
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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