

SCOTT &  
STAPLETON

BELFAIRS DRIVE  
Leigh-On-Sea, SS9 3AA  
£525,000







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**LEIGH-ON-SEA, SS9 3AA**

Scott & Stapleton are delighted to offer for sale this good size semi detached character property realistically priced to take in to consideration the general updating & modernisation required.

This super property has 3 good size bedrooms, 2 reception rooms, lean to conservatory, fitted kitchen, bathroom & ground floor cloakroom.

There are also the added attractions of off street parking, a single garage & a delightful west backing garden.

Located in a highly desirable location the property is in close proximity of local shops, parks & schools and

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Located in a highly desirable location the property is in close proximity of local shops, parks & schools and is in easy walking distance of Leigh station & Broadway.

A great opportunity for a buyer to add their own stamp to a charming character property in a sought after location.

Offered with vacant possession & no onward chain an early internal inspection is strongly advised.







## Accommodation comprises

Obscure double glazed UPVC entrance door leading to entrance porch.

## Entrance porch

Obscure double glazed UPVC windows to front & side. Original wooden door with obscure glazed inset leading to entrance hall.

## Entrance hall

3.51m x 2.01m (11'6 x 6'7)

Obscure glazed window to front. Stairs to first floor with understairs storage cupboards, radiator, picture rail.

## Lounge

4.01m x 3.48m (13'2 x 11'5)

UPVC double glazed lead light window to front. Fireplace with electric fire, 2 radiators, coved ceiling. Large square arch leading to dining room.

## Dining room

5.33m x 2.95m (17'6 x 9'8)

Double glazed patio doors to rear in to lean to/conservatory. Fireplace, radiator, picture rail, coved ceiling.

## Lean to/conservatory

3.28m x 1.37m (10'9 x 4'6)

UPVC double glazed door to garden. Full length windows to rear & side. Tiled floor.

## Kitchen

3.89m x 2.51m (12'9 x 8'3)

Two UPVC double glazed windows to side. Range of base & eye level units, spaces for fridge/freezer & gas cooker, roll edge worktops with one and a quarter bowl sink unit with matching drainer & mixer tap, tiled splashbacks. Part glazed door to rear to lean to/utility.

## Lean to/utility

1.75m x 1.24m (5'9 x 4'1)

UPVC double glazed door to garden. UPVC double glazed windows to rear & side. Space for washing machine. Door to ground floor cloakroom.

## Ground floor cloakroom

1.27m x 0.69m (4'2 x 2'3)

Obscure UPVC double glazed window to rear. Low level WC, part tiled walls.

## First floor landing

Obscure UPVC double glazed window to side. Loft access, coved ceiling.

## Bedroom 1

4.01m x 3.40m (13'2 x 11'2)

UPVC double glazed lead light window to front. Cast iron Victorian fireplace, radiator.

## Bedroom 2

3.86m x 3.20m (12'8 x 10'6)

UPVC double glazed lead light window to rear. Cast iron Victorian fireplace, radiator, coved ceiling.

## Bedroom 3

2.36m x 2.34m (7'9 x 7'8)

UPVC double glazed lead light window to rear. Radiator.

## Shower room

2.06m x 1.45m (6'9 x 4'9)

Obscure UPVC double glazed window to side. Suite comprising of shower cubicle & wash hand basin in vanity unit with cupboard below. Heated towel rail, large airing cupboard housing Worcester combination boiler (not tested), extractor fan, ceiling spotlights.

## Separate WC

2.21m x 0.71m (7'3 x 2'4)

Obscure UPVC double glazed windows to front & side. Low level WC, fully tiled walls, built in storage cupboard.

## Externally

### Front garden

the property is set well back from the road with hardstanding providing off street parking for 2 cars leading to the attached garage. Brick retaining wall to front boundary with flower beds.

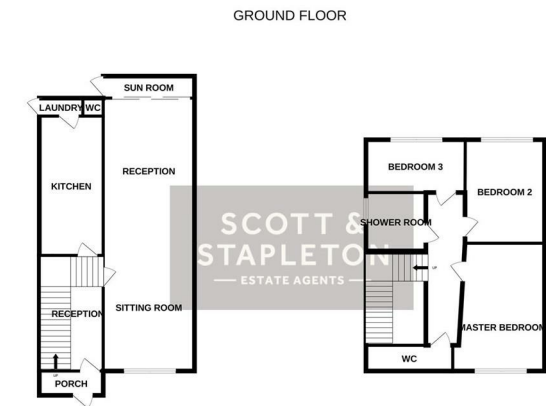
## Garage

5.23m x 2.13m increasing to 2.82m (17'2 x 7' increasing to 9'3)

Up & over door to front. Courtesy door & window to rear.

## Rear garden

A delightful & sunny, west backing garden with patio to rear & side, remainder laid to lawn with mature trees, shrubs & flowers.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>83</b>	<b>England &amp; Wales</b>
		<b>60</b>	EU Directive 2002/91/EC