

SCOTT &
STAPLETON

BELFAIRS DRIVE
Leigh-On-Sea, SS9 3AA
£499,950





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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.

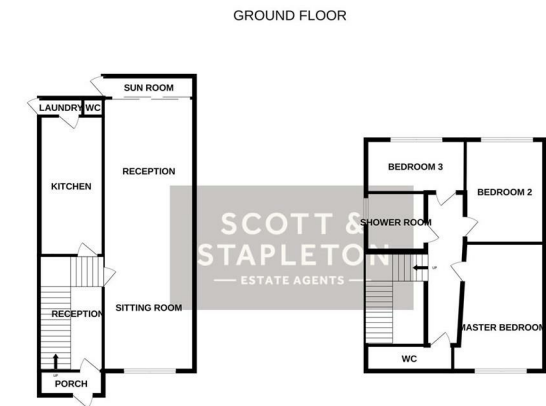
Garage

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.



Whilst every effort has been made to ensure the accuracy of the features contained here, measurements of areas, volumes, heights and any other such are approximate and it is recommended to verify for any specific requirements. Please note that this is not a legal document and should not be used as such. We do not accept liability for errors or omissions. © 2024 Scott & Stapleton Estate Agents

| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 83 |
| (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 | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | 83 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
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| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |