

SCOTT &
STAPLETON

WEST STREET
Leigh-On-Sea, SS9 1QG
£1,800 PCM





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Scott & Stapleton are very pleased to offer this delightful and attractive cottage, situated in a fabulous position and beautifully presented throughout with a wealth of charm & character.

This super property is in excellent condition throughout with good size accommodation including a 23' x 12' lounge/diner with solid wood flooring & exposed brick chimney breast, fitted kitchen & spacious family bathroom. To the first floor are 3 good sized bedrooms offering plenty of natural light.

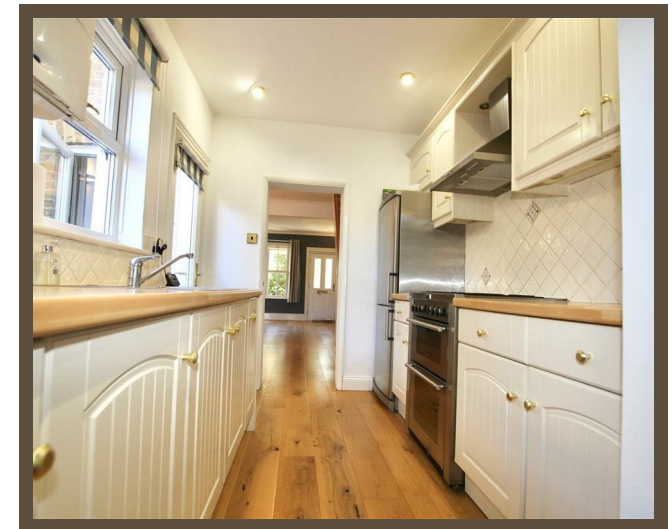
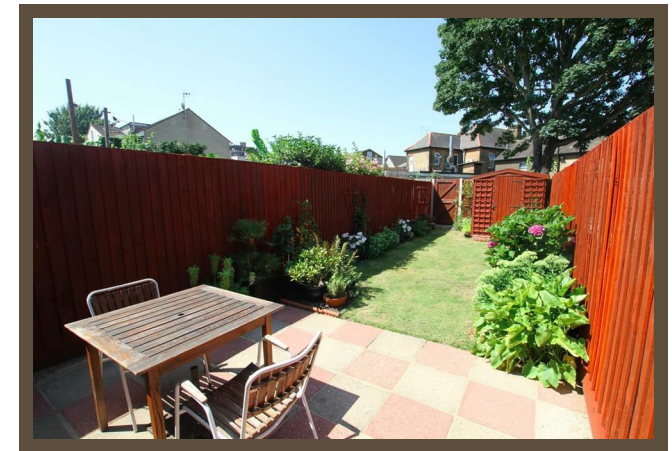
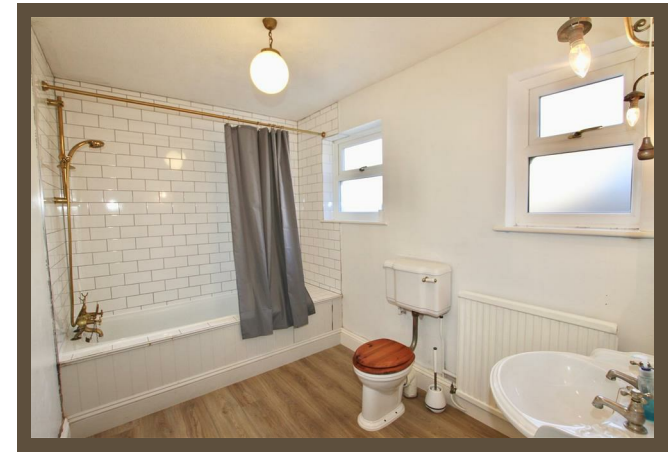
Externally the property is approached via a charming picket fence with an abundance of mature shrubs in the front garden. The rear garden is particularly sunny being of a westerly aspect with well tended lawn and

This super property is in excellent condition throughout with good size accommodation including a 23' x 12' lounge/diner with solid wood flooring & exposed brick chimney breast, fitted kitchen &

spacious family bathroom (currently being upgraded) To the first floor are 3 good sized bedrooms.

Externally the property is approached via a charming picket fence with an abundance of mature shrubs in the front garden. The rear garden is particularly sunny being of a westerly aspect with well tended lawn and useful pedestrian access to the rear.

Yards from Leigh Broadway with its eclectic mix of boutique shops, bars & restaurants the property is also within the popular North Street School catchment area & walking distance of Leigh mainline railway station. Offered unfurnished and available mid March



Accommodation comprises

Composite UPVC entrance door with stained lead light insets leading to lounge/diner.

Lounge/diner

7.04m x 3.68m (23'1 x 12'1)
Spacious room with UPVC double glazed tilt & turn Sash windows to front & UPVC fully glazed door to rear on to garden. Solid wood flooring, feature exposed brick chimney breast with inset cast iron fireplace with gas fire, coved ceiling, 6 wall light points, double radiator, stairs to first floor with under stairs storage cupboards housing meters. Opening leading to kitchen.

Kitchen

3.86m x 2.21m (12'8 x 7'3)
Two UPVC double glazed windows to side & half double glazed UPVC door to side leading to rear garden. Range of base & eye level units with drawers over base units. Space for fridge/freezer, washing machine & gas oven, roll edge work tops with inset stainless steel one & a quarter bowl sink unit with matching drainer & mixer tap, tiled splashback, ceiling spotlights, solid wood flooring.

Bathroom

3.12m x 2.21m (10'3 x 7'3)
Two Obscure UPVC double glazed windows to side. White suite comprising of panelled bath with mixer tap & shower attachment, low level WC & pedestal wash hand basin. Half tiled walls, two wall light points, vinyl plank style flooring.

Please note this room is currently being upgraded with new tiling and shower over bath

First floor landing

Loft access, coved ceiling. Panelled doors to all rooms.

Master bedroom

3.68m x 3.53m (12'1 x 11'7)
UPVC double glazed tilt & turn Sash windows to front. Coved ceiling, radiator.

Bedroom 2

3.35m x 1.85m (11' x 6'1)
UPVC double glazed tilt & turn Sash windows to rear. Coved ceiling, radiator.

Bedroom 3

2.67m x 2.18m (8'9 x 7'2)
UPVC double glazed tilt & turn Sash windows to rear. Coved ceiling, radiator.

Front garden

Delightful front garden with picket fence and gate to front boundary. Mature shrubs & flowers plus attractive veranda & lighting.

Rear garden

Sunny, west backing garden with patio area and well tended lawn. Well stocked flower & shrub borders. Outside tap, timber shed, fully fenced with gated pedestrian access to rear.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		69	
(39-54) E			
(21-38) F			69
(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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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