



* £270,000- £300,000 * COMPETITIVELY PRICED FAMILY HOME * THREE GOOD SIZE BEDROOMS * WEST BACKING REAR GARDEN * DRIVEWAY * An end terraced house that offers exciting potential for you to put your own stamp on. The property boasts a large lounge, a generously sized kitchen diner with utility area and a downstairs WC. The house is being sold with no onward chain and keys are held for prompt viewings. Located in a popular residential area, this property is nestled at the end of the road, a stones throw from the sea wall. You are close to useful local amenities and the property falls within catchment for Leigh Beck Junior School.

- * STAR BUY *
- Three good size bedrooms
- West facing rear garden
- Generously sized kitchen diner with utility room and downstairs WC
- Stones throw from the Sea Wall walks
- End of terraced family home
- Own driveway
- Large lounge
- Exciting renovation potential
- Leigh Beck Junior School Catchment

Leigh Beck Lane

Canvey Island

£270,000

Price Guide



Leigh Beck Lane



Frontage

Paved driveway for one large vehicle, side access to the rear garden, access to:

Lounge

18'11" x 11'11"

UPVC double glazed entrance door and window to the front, second double glazed window to the front, coved ceiling, feature fireplace with a wooden surround and a marble hearth, understairs storage, dado rail, two radiators, laminate flooring, wooden stairs to the first floor with understairs storage, door to:

Kitchen Diner

18'11" x 9'8"

Coved ceiling, double glazed french doors to the rear leading out to the garden, kitchen comprising of; wall and base level units with a roll edge laminate worktop, space for a fridge, space for a freezer, space for a washing machine, 1.5 stainless steel sink and drainer, wall mounted valiant boiler, Neff extractor fan, door to the rear leading to:

Utility Area

9'4" x 6'0" > 6'2"

Double glazed window to the side, double glazed door to the side leading out to the garden, space for a washing machine, tiled floor, radiator, door to:

Downstairs W/C

5'2" x 2'5"

Low-level w/c, tiled floor.

First Floor Landing

Loft hatch, dado rail, original wooden floor boards, doors to all rooms.

Bedroom One

12'0" x 11'2"

UPVC double glazed window to the front, free standing mirrored sliding door wardrobes, radiator, laminate flooring.

Bedroom Two

11'1" x 9'8"

Double glazed windows to the rear overlooking the garden, radiator, laminate flooring.

Bedroom Three

9'3" > 6'4" x 7'5"

Double glazed window to front, radiator, carpet underlay to floor, built in storage cupboard.

Family Bathroom

7'5" x 5'4"

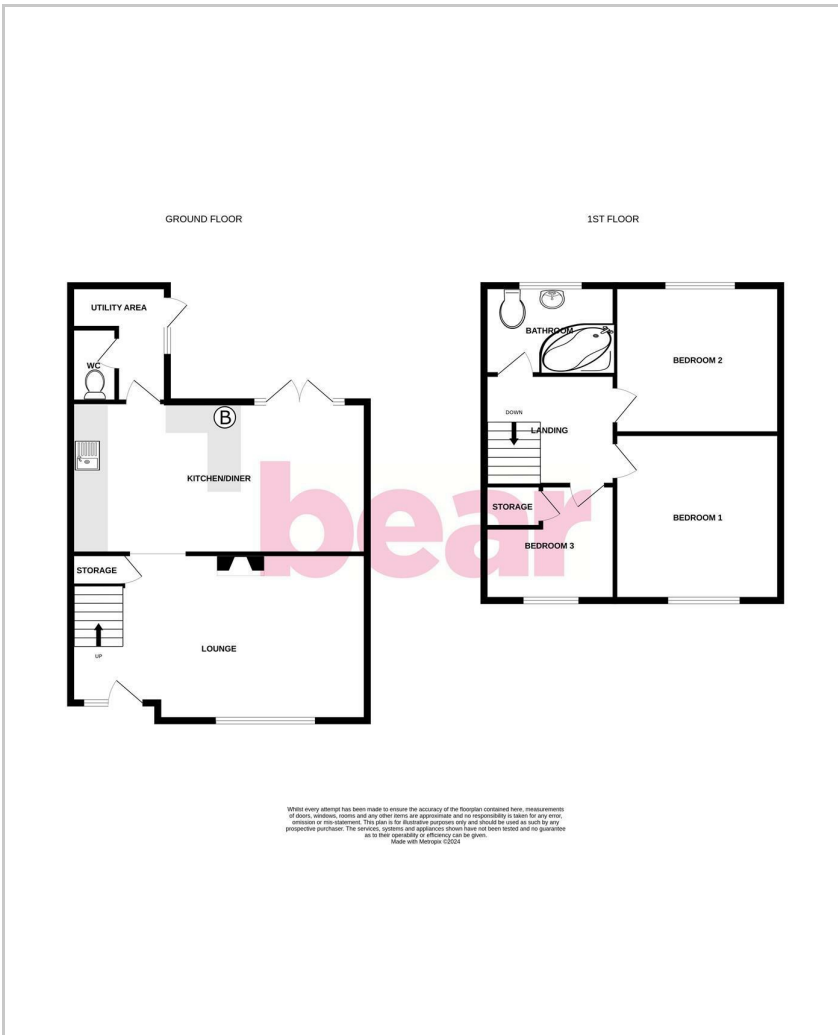
Obscure double glazed window to rear, corner bath with shower attachment and electric shower over, pedestal wash basin, low level WC, radiator, vinyl flooring.

West Facing Rear Garden

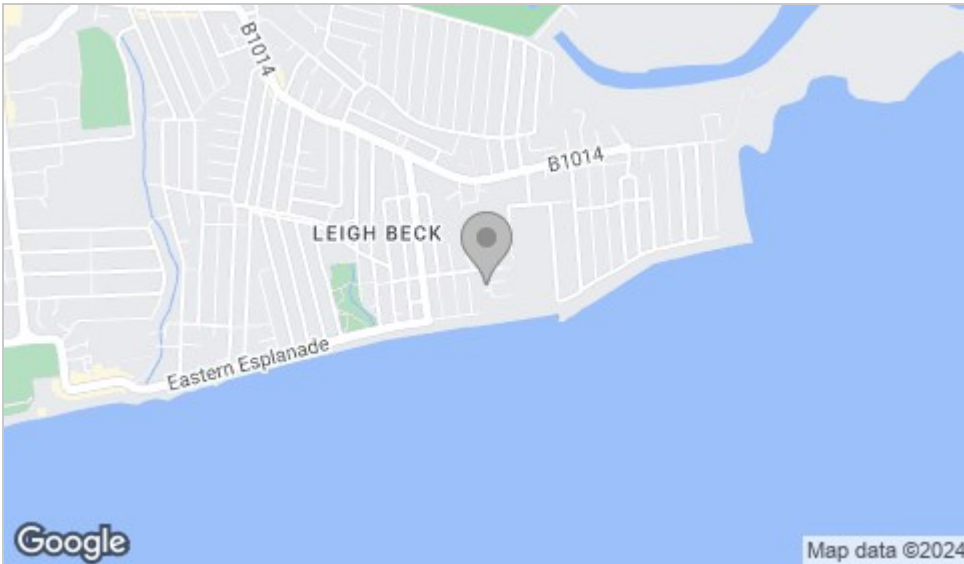
Commences with a patio area, remainder laid to lawn with flower and shrub borders, outside tap, outside lighting, side access to front driveway.



Floor Plan



Area Map



Viewing

Please contact our Southend-on-Sea Office on 01702 811211 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph

