



* £260,000- £280,000 * 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

£260,000

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"

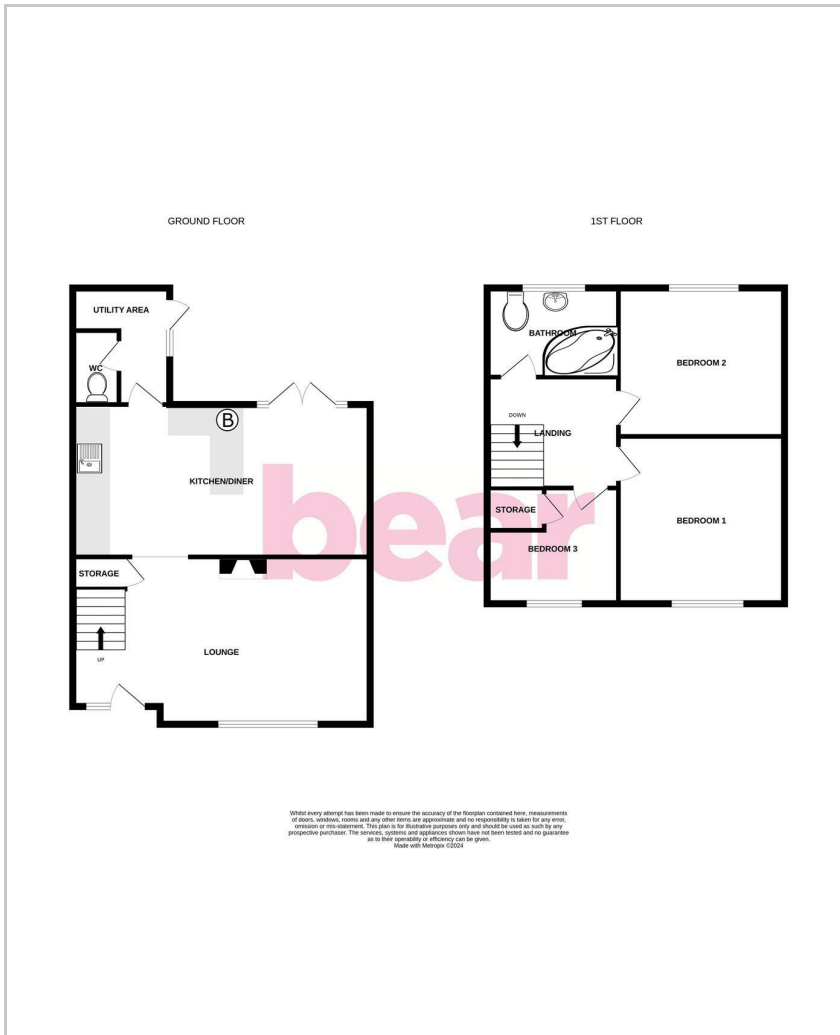
Obscure double glazed window to rear, corner bath with shower attachment and electric shower over, pedestal wash basin, low level WC, radiator, vinyl flooring.

West Facing Rear Garden

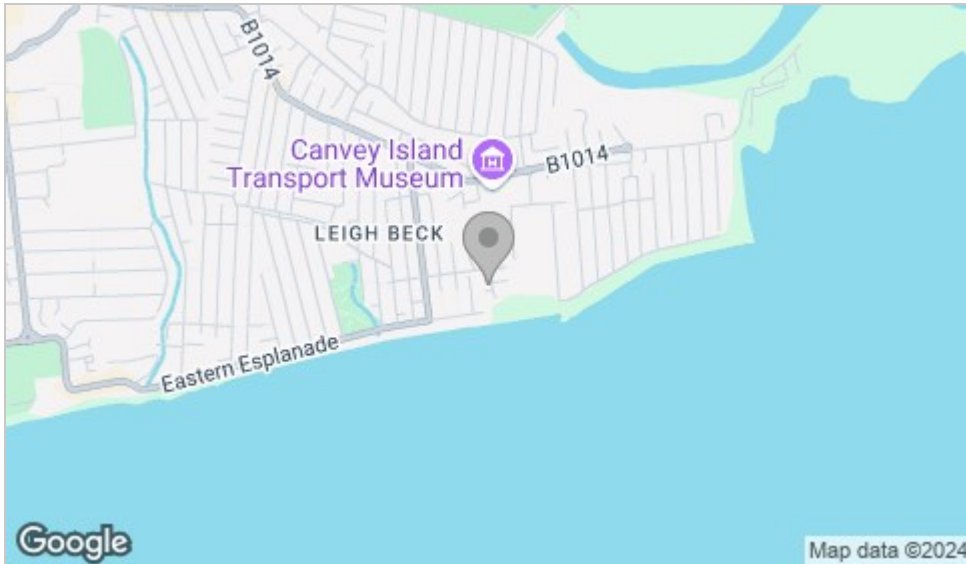
Commences with a patio area, remainder laid to lawn with flower and shrub borders, outside tap, outside lighting, side access to front driveway.



Floor Plan



Area Map



Viewing

Please contact our Canvey Island Office on 01268 988 688 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph

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			
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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	