



Connells

Arterial Road
Leigh-On-Sea



Property Description

****GUIDE PRICE £325,000 - £350,000****

VERY WELL PRESENTED THREE BEDROOM TERRACED PROPERTY, benefiting from entrance hallway, spacious feature lounge, fitted breakfast kitchen, first floor, three spacious bedrooms, fitted family bathroom, outside, front garden & large rear garden with brick built multipurpose garden room, rear vehicle off road parking. IDEAL FIRST TIME BUY.

Entrance Hall

Access via double glazed door. Built in storage cupboards.

Lounge

16' 4" x 15' 1" (4.98m x 4.60m)
Double glazed window to front. Stairs to first floor accommodation. Radiator.

Kitchen / Breakfast Room

16' 5" x 13' 4" (5.00m x 4.06m)
Double glazed window and door to rear. Kitchen is fitted with a range of wall mounted and base units, finished with worksurfaces, inset with sink/drainer unit. Two built in breakfast bars. Built in storage cupboard. Space for appliances. Radiator.

First Floor Landing

Stairs from lounge. Stairs from lounge.

Access to loft space.

Bedroom One

11' 8" x 10' 5" (3.56m x 3.17m)
Double glazed window to front. Built in storage cupboard. Radiator.

Bedroom Two

12' 4" x 9' 8" (3.76m x 2.95m)
Double glazed window to rear. Built in storage. Radiator.

Bedroom Three

9' 4" x 6' 8" (2.84m x 2.03m)
Double glazed window to front. Radiator.

Bathroom

Double glazed window to rear. Three piece suite comprising of panel enclosed bath with shower over, wash hand basin and low level flush W.C. Heated towel rail.

Front Garden

There is a good sized front garden.

Rear Garden

There is a spacious rear garden with a garage to the rear which has been converted into a multi purpose room.

Parking

Off street parking to the rear of the property.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C

Tenure: Freehold

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