



Montague Avenue

Leigh-on-Sea

- SEMI DETACHED HOUSE
- THREE BEDROOMS
- OFF ROAD PARKING
- REQUIRING MODERNISATION



Guide Price £450,000

****NO ONWARD CHAIN**** Hair & Son are delighted to offer as sole agents this three bedroom semi detached much loved family home. Situated on the desirable Highlands Estate, the property requires modernisation throughout but offers huge potential for a future buyer.





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The property boasts three well proportioned bedrooms, a lounge with a bay fronted window to the front of the property, a spacious dining and seating area to the rear which opens to the fitted kitchen which provides ample cupboard and worktop space as well as room for all white goods. A back door can be found which provides access to the rear garden. A sliding patio door also gives access to the garden from the dining room. Further to the downstairs you will find a family bathroom comprising of a three piece suite which includes a wash hand basin, shower and a low level w/c. Lastly upstairs you have a separate w/c.

Externally you have a large rear garden consisting of mainly grass laid to lawn, with shrubbery and plants. As well as a shed to the rear. To the front of the property



you have a driveway which would allow for parking for two vehicles.

This impressive semi-detached house is just a short stroll from nearby schools (Westleigh school catchment), parks, woods, station and seafront. Also within easy reach is Leigh's fashionable Broadway and its array of bars, cafes, restaurants and popular boutiques.

Offered to the market with vacant possession, therefore no onward chain.



HALLWAY

16' 0" x 5' 2" (4.88m x 1.57m)

LIVING ROOM

15' 0" x 12' 3" (4.57m x 3.73m)

DINING ROOM

18' 0" x 11' 6" (5.49m x 3.51m)

BATHROOM

KITCHEN

11' 9" x 5' 9" (3.58m x 1.75m)



BEDROOM ONE

17' 9" x 10' 4" (5.41m x 3.15m)

BEDROOM TWO

12' 0" x 8' 4" (3.66m x 2.54m)

BEDROOM THREE

9' 0" x 8' 9" (2.74m x 2.67m)

WC

LARGE GARDEN

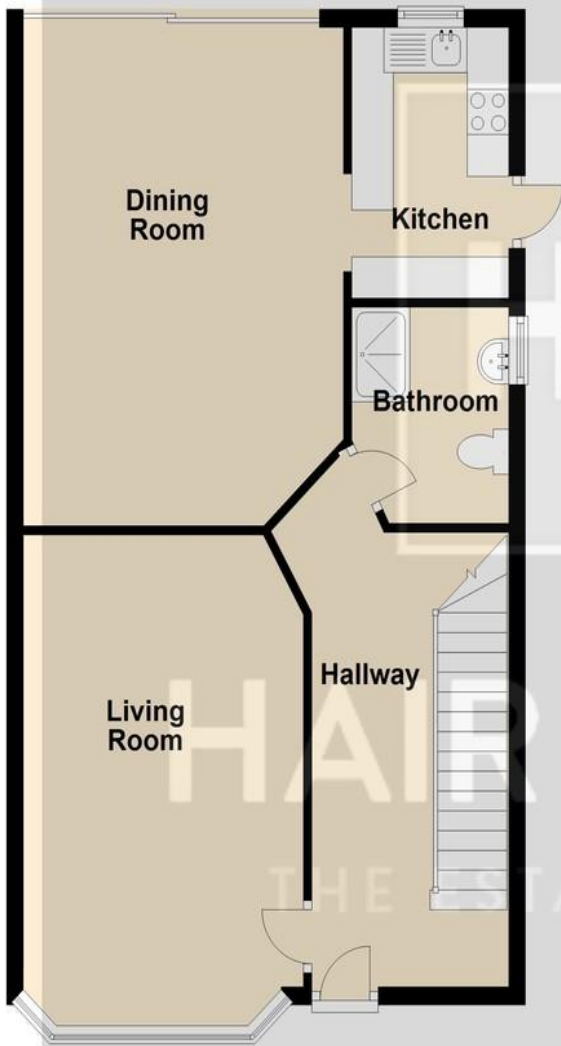
DRIVEWAY

These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.



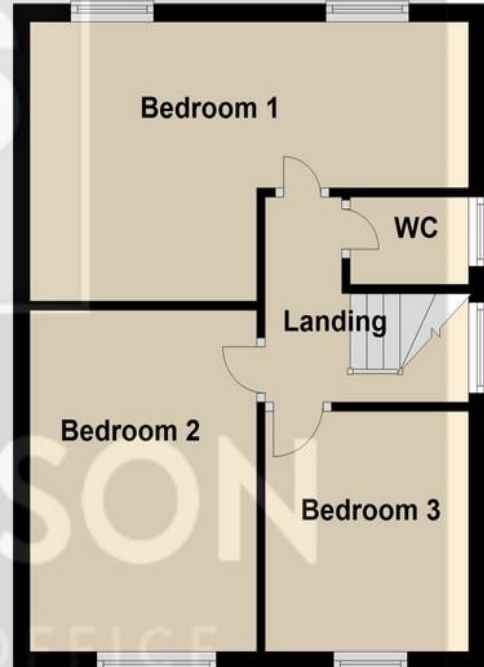
Ground Floor

Approx. 62.6 sq. metres (674.0 sq. feet)



First Floor

Approx. 36.8 sq. metres (396.4 sq. feet)



Total area: approx. 99.4 sq. metres (1070.4 sq. feet)

Regulated by RICS

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