



- THREE BEDROOMS
- GROUND FLOOR SHOWER ROOM
- FAMILY BATHROOM
- LOUNGE/DINER

54 Bramble Road, Leigh On Sea, ESSEX, SS9 5HB

Come and take a look at this three bedroom family home. Ideal for a first time buyer this property has the benefit of a bathroom and shower room along with a garage in a block. There will be no onward chain.

Offers In Excess Of £325,000



Property Description

ENTRANCE LOBBY

Double glazed entrance door with a glazed inset leads to the entrance lobby. Double glazed windows to the front and side. Further double glazed door leads to the:-

SHOWER ROOM

Low level wc wash hand basin and shower cubicle with an electric shower. Heated towel rail. Obscure double glazed window to the rear.

LOUNGE/DINER

Double glazed window to the front. Stairs lead to the first floor with a cupboard under. Laminate flooring. Two radiators. Open plan to the:-

KITCHEN

Fitted with a range of units at eye and base level with work surfaces over. Four ring gas hob with an extractor cooker hood over and built under oven. One and a half bowl single drainer stainless steel unit with a mixer tap over. Double radiator. Double glazed window to the rear. Cupboard housing the gas fired central heating boiler.

Tiled floor. Sliding door leads to the useful storage area which in turn has a double glazed door to the side. Door leads to the:-

LANDING

Access to the loft.

BEDROOM ONE

Double glazed window to the front. Radiator. Laminate flooring.





BEDROOM TWO

Double glazed window to the rear. Laminate flooring. Radiator. Built in wardrobe cupboard and further storage cupboard.

BEDROOM THREE

Double glazed window to the front. Radiator. Bulkhead storage cupboard. Laminate flooring.

BATHROOM

With a 3 piece white suite comprising a low level wc pedestal hand wash basin and panelled bath with a mixer tap and independent shower over the bath. Some ceramic tiling to the walls. Heated towel rail. Obscure double glazed window to the rear. Tiled floor.

GARAGE

In a block. Third garage from the left.

REAR GARDEN

This good size rear garden is in excess of 60' mainly laid to lawn. Shed. Screen fencing. Rear access.

GENERAL

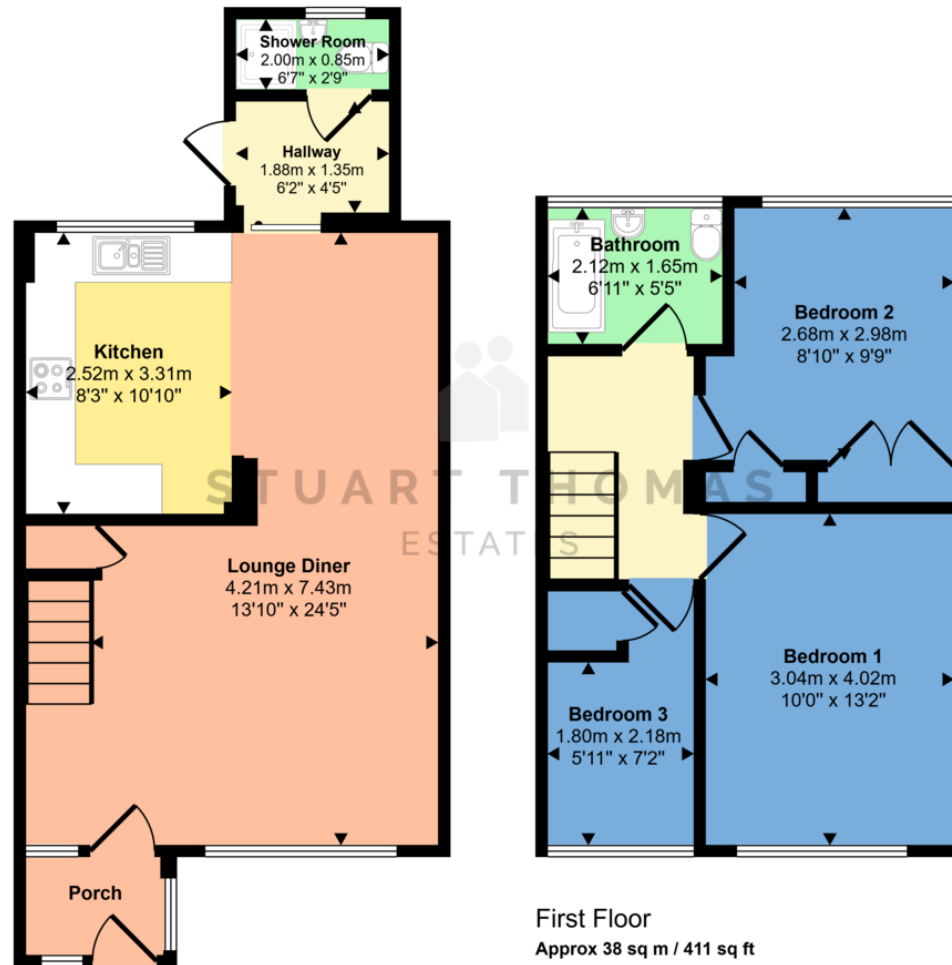
Tenure Freehold

Southend on Sea City Council.

Council Tax Band C



Approx Gross Internal Area
83 sq m / 896 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements