

The friendly & helpful estate agents.

ashleigh  
stone



Lord Roberts Avenue, SS9 1NE  
3 Bedrooms  
Terraced House  
Guide Price £425,000-£450,000

To arrange a viewing  
call 01702 480 666

[ashleighstone.co.uk](http://ashleighstone.co.uk)

## FOR SALE

Lord Roberts Avenue, SS9 1NE

Guide Price £425,000-£450,000

Who wants this fixer upper on two floors! So it's a bit of a fixer upper - But we know what to do. The way to fix this fixer upper is to fix him up with you. You can have this character three bedroom house and make it your own - there is so much potential to create a stunning family home. We hold keys for viewings.

### Hall

Double glazed front door with side light, stairs rising with cupboard under, radiator and doors off.

### Lounge 17' 3" x 12' 3" (5.25m x 3.73m)

Double glazed bay window to the front, radiator, fireplace and arch to.

### Dining Room 13' 2" x 9' 1" (4.01m x 2.77m)

Double glazed French doors to the rear and radiator.

### Kitchen 9' x 8' 2" (2.74m x 2.49m)

Double glazed window to the rear, wall and base level units, tiled splash backs, built in oven and hob and doorway to.

### Utility Room 8' 2" x 5' 1" (2.49m x 1.55m)

Double glazed window and door to the side and radiator.

### Landing

Cupboard, radiator and doors off.

### Bedroom One 16' 10" x 10' 6" (5.13m x 3.20m)

Double glazed bay window to the front and radiator.

### Bedroom Two 13' 2" x 10' 2" (4.01m x 3.10m)

Double glazed window to the rear and radiator.

### Bedroom Three 7' x 7' 6" (2.13m x 2.28m)

Double glazed window to the front and radiator.

### Bathroom

Obscure double glazed window to the rear, bath with shower over, wash hand basin and radiator.

### Separate WC

WC.

### Rear Garden

Concrete patio to laid lawn with borders.

To arrange a viewing of this super property call 01702 480 666  
or send us an email to [property@ashleighstone.co.uk](mailto:property@ashleighstone.co.uk)

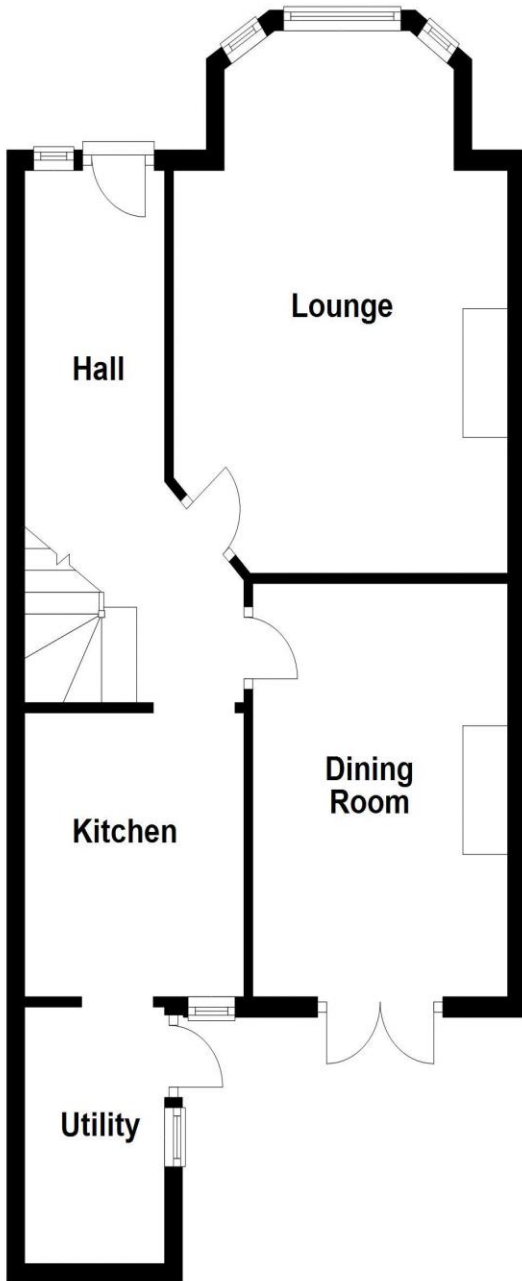


3 BEDROOMS / TERRACED HOUSE / FULL OF POTENTIAL AND CHARACTER

## Floor plans

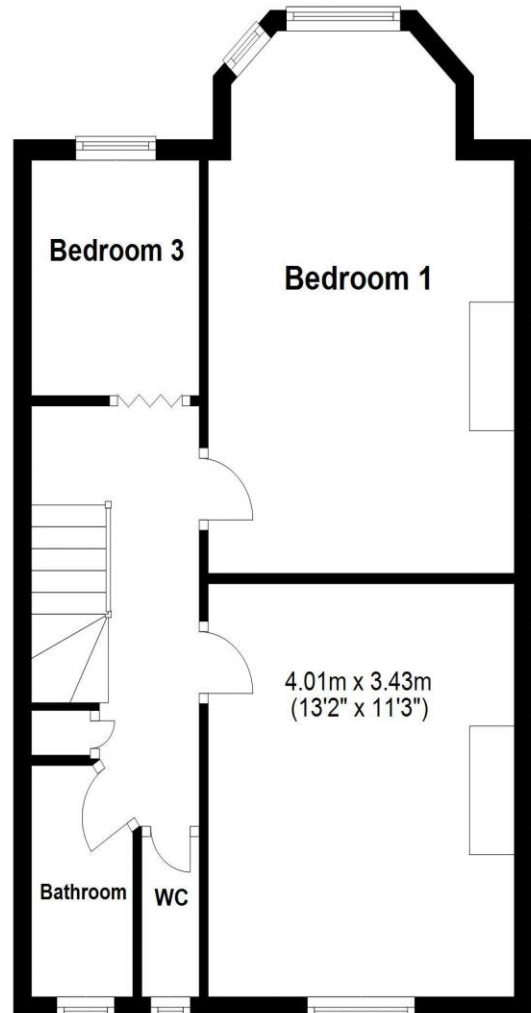
### Ground Floor

Approx. 50.7 sq. metres (545.8 sq. feet)



### First Floor

Approx. 46.8 sq. metres (503.7 sq. feet)



Total area: approx. 97.5 sq. metres (1049.5 sq. feet)

**ashleigh stone**

107 Broadway, Leigh-on-Sea, Essex SS9 1PG  
01702 480 666 / [property@ashleighstone.co.uk](mailto:property@ashleighstone.co.uk)

 [facebook.com/ashleighstoneproperty](https://facebook.com/ashleighstoneproperty)