



**BROWN & BRAND**



**Lymington Avenue  
Leigh-on-Sea, SS9 2AL**

- Three Bedroom End of Terraced House
- Walking Distance Of Leigh Broadway, Leigh Station, Local Shops and Schools
- Kitchen / Dining Room
- Lounge with Bay Window & Feature Fire Place

**£470,000**







## Property Description

Located in this popular road within easy access to Leigh Broadway and local schools is this well presented Three bedroom end of terrace family home. Accommodation offers Entrance Hallway, Lounge to front with bay window and feature fireplace, Kitchen, Dining area, Conservatory and Ground floor WC. At first floor there are Three bedrooms and a three piece bathroom suite. The rear garden is West facing and approximately 60 foot (unmeasured)



## ACCOMMODATION COMPRISES

Approached via double glazed entrance door. Giving access to:

### ENTRANCE HALLWAY

Radiator. Laminate flooring. Stairs to first floor with under stairs storage cupboard housing metres. Trip switches. Coving to ceiling. Wall mounted thermostat control door to:

### LOUNGE

16' 3 (Into bay)" x 10' 9" (4.95m x 3.28m) Double glazed bay window to front. Radiator. Carpet. Feature fireplace. Picture rail. Coving to ceiling with ceiling rose.



### KITCHEN

10' 4" x 6' 9" (3.15m x 2.06m) The kitchen is fitted with eye and base level units with work surfaces over. Incorporating one a half stainless steel sink unit with mixer tap and drainer. Electric oven with four ring electric hob over. Space for freestanding fridge/freezer. Laminate flooring. Tiled splashback. Cupboard housing boiler. Obscure double glazed window to side. Double glazed window to rear.

### DINING AREA

13' 3" x 9' 4" (4.04m x 2.84m) Laminate flooring. Radiator. Picture rail. Coving to ceiling with ceiling rose. Double doors giving access to.



### CONSERVATORY

15' 4" x 11' 2" (4.67m x 3.4m) Double glazed windows to rear. Double glazed french doors giving access to garden. Laminate flooring. Space and plumbing for washing machine. Radiator. Apex roofing. Door to:

### GROUND FLOOR WC

Two piece bathroom suite comprising of WC and pedestal wash hand basin with mixer tap. Laminate flooring. Double glazed window to side.

### FIRST FLOOR ACCOMMODATION

#### LANDING

Fitted carpet. Loft access. Picture rail. Stained glass window to side. Door to :

#### BEDROOM ONE

16' 1 (into bay)" x 10' 4" (4.9m x 3.15m) Double glazed bay window to front. Radiator. Laminate flooring. Picture rail.







### BEDROOM TWO

13' 3" x 9' 2" (4.04m x 2.79m) Double glazed window to rear . Radiator. Fitted carpet. Storage cupboards.

### BEDROOM THREE

8' 4" x 6' 4" (2.54m x 1.93m) Double glazed window to front. Radiator. Fitted carpet.

### BATHROOM

Three piece suite comprising WC. Pedestal wash hand basin with mixer tap. Bath with shower attachment. Partly tiled walls. Lino flooring. Obscure glazed window to side. Radiator.

### REAR GARDEN

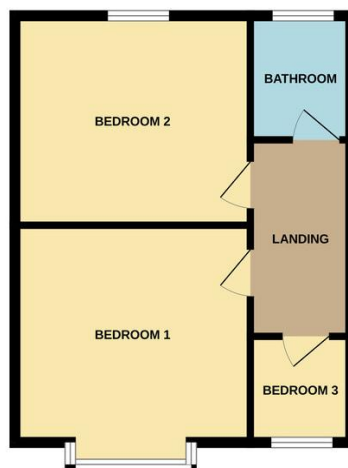
The rear garden is west facing and is approximately 60 foot (unmeasured). Mature tree and shrub borders. Privacy fencing. Shed and summer house. Gated side access . Outside tap.



GROUND FLOOR  
599 sq.ft. (55.6 sq.m.) approx.



1ST FLOOR  
420 sq.ft. (39.0 sq.m.) approx.



### Energy performance certificate (EPC)

15, LONDON ROAD HADLEIGH ESSEX SS7 2RD	Energy rating <b>D</b>	Valid until 31 January 2024
		Certificate number 2100-3008-8045-1000-0002

Property type	End-terrace house
Total floor area	103 square metres

#### Rules on letting this property

Properties can be let if they have an energy rating from A to E.  
You can read guidance for landlords on the regulations and exemptions <https://www.gov.uk/guidance/energy-performance-certificate-requirements-for-landlords>

#### Energy rating and score

The property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

#### Breakdown of property's energy performance



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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.