

Paul Mason Associates



Bramble Road, Leigh-On-Sea, SS9 5HA

Offers in excess of £300,000

- Three bedrooms
- First floor bathroom
- Lounge
- Kitchen/dining room
- Rear garden
- Garage in block
- No onward chain
- A127 approx. 0.8 miles from the property
- London Southend Airport - 3.4 miles
- EPC - TBC

No Onward Chain....A three bedroom terraced property overlooking a green to the front and with a garage, only 3.4 miles from London Southend Airport. The accommodation comprises three bedrooms and a family bathroom to the first floor. The ground floor is versatile with a kitchen breakfast room at the rear overlooking the garden plus a separate lounge. Externally there is a private rear garden and a single garage in a block. The property is conveniently located close to all the local amenities and only a short drive to the A127 which leads from Southend to the M25.

Awaiting

Floorplan

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

Distances

London Southend Airport - 3.4 miles
Rayleigh High Street - 2.1 miles
Rayleigh Train Station 2.4 miles
A127 - 0.8 miles
Primary School - 1.6 miles
Eastwood Academy - 2.1 miles

All mileages are approx.

Accommodation

GROUND FLOOR

Entrance Lobby

Part glazed door and side screen.
Glass door to:

Lounge

5.00m x 4.28m (16'4" x 14'0")
Window to front. Stairs to first floor. Coved ceiling. Wall light point. Opening to:

Kitchen/Breakfast Room

5.01m x 2.82m (16'5" x 9'3")
Window and glazed sliding patio door to rear. Units to base and eye level finished with laminate roll tops work surfaces and tiled surround. Stainless steel one and a half bowl sink unit with drainer and mixer taps. Space for fridge/freezer, cooker and washing machine. Built in storage cupboard. Coved ceiling.

FIRST FLOOR

Landing

Stairs to ground floor. Access to loft. Coved ceiling. Cupboard housing gas fired boiler.

Bedroom One

3.17m > 2.36m x 3.42m (10'4" > 7'8" x 11'2")
Window to rear.

Bedroom Two

3.81m x 2.87m (12'5" x 9'4")
Window to front. Coved ceiling.

Bedroom Three

2.75m x 2.01m (9'0" x 6'7")
Window to front. Overstairs storage cupboard.

Bathroom

Obscure window to rear. White suite comprising panelled bath with mixer taps and shower over, wash hand basin with vanity unit below and low level WC with concealed cistern. Tiled walls and floor.

EXTERIOR

Garden

Block paved patio. Remainder laid to lawn. Gate to rear and footpath to garage block.

Garage

Single garage in block. Up and over door to front.

Front Garden

Footpath to entrance door. Lawn area

Property Services

Gas - Mains
Electric - Mains
Water - Mains
Drainage - Mains
Heating - Gas

Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.



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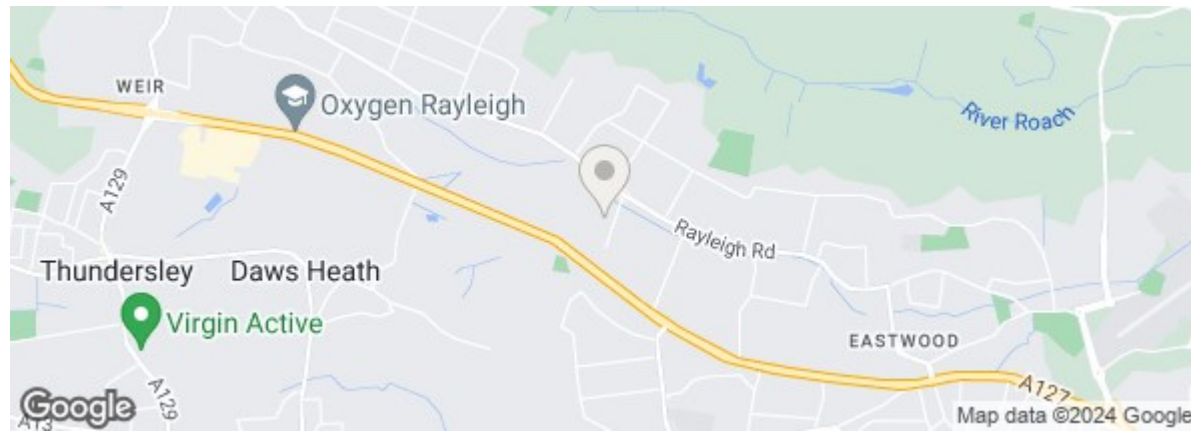
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