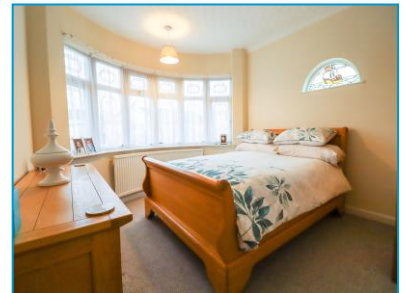




**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



The Ryde, Leigh-On-Sea



Morgan Brookes believe - This semi-detached bungalow is ideally suited for downsizing or a small family seeking a comfortable and modern living space. The property offers a no onward chain sale and comprises of immaculate accommodation throughout, a contemporary living/dining room, a kitchen, two double bedrooms, a shower room, an extensive rear garden, off street parking for multiple vehicles and a detached garage!

Our Sellers love - That the property is positioned in a popular location, within close proximity to Belfairs woods and golf course, local amenities and transport links.

Key Features

- No Onward Chain.
- Modern Semi-Detached Bungalow.
- Two Double Bedrooms.
- Garage & Off Street Parking.
- Within Close Proximity To Local Amenities.
- Short Distance From Belfairs Woods & Golf Course.
- Easy Transport Links.
- Call Morgan Brookes Today.

**Offers in the Region Of
£375,000**

T 01268 755 626 E info@morganbrookes.co.uk A 105 High St | Benfleet | SS7 1ND



morganbrookes.co.uk

The Ryde, Leigh-On-Sea

Entrance

Double glazed paneled door leading to:

Entrance Porch

4' 9" x 3' 8" (1.45m x 1.12m)

Double glazed window to side aspect, exposed brick work, smooth ceiling, carpet flooring, wooden double glazed paneled door leading to:

Entrance Hallway

Storage cupboard, radiator, coving to textured ceiling, carpet flooring.

Living/Dining Room

20' 5" x 10' 11" (6.22m x 3.32m)

Double glazed window to front aspect, radiator, coving to textured ceiling, carpet flooring, double glazed French doors leading to rear garden.

Kitchen

9' 4" x 7' 10" (2.84m x 2.39m)

Double glazed window to rear aspect, a range of base & wall mounted units, roll top work surfaces incorporating stainless steel sink & drainer, splash back tiling, four point electric hob incorporating extractor fan over, space & plumbing for appliances, coving to textured ceiling, double glazed door leading to side aspect.

Master Bedroom

11' 0" x 9' 11" (3.35m x 3.02m)

Double glazed bay window to front aspect, double glazed stained glass window to side aspect, radiator, coving to textured ceiling, carpet flooring.

Shower Room

7' 0" x 6' 1" (2.13m x 1.85m)

Double glazed window to side aspect, corner shower cubicle incorporating raised shower system, radiator, vanity hand basin, low level W/C, laminate flooring.

Second Bedroom

11' 3" x 7' 8" (3.43m x 2.34m)

Double glazed window to side aspect, radiator, coving to smooth ceiling, carpet flooring.

Rear Garden

Paved seating area, remainder laid to lawn & shingles, side access leading to front of property, access to garage.

Front Of Property

Paved driveway providing off street parking, remainder laid to lawn, access to garage.

Local Authority Information
Southend-on-Sea Borough Council
Council Tax Band: C

01268 755626

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Offers in the Region
Of £375,000

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

We can refer sellers and buyers to our recommended panel of conveyancers. It is your decision whether you choose to deal with our recommended conveyancers. Should you decide to use our recommended conveyancers you should know that we receive a referral fee between £100.00 & £300.00 from them for recommending you to them.