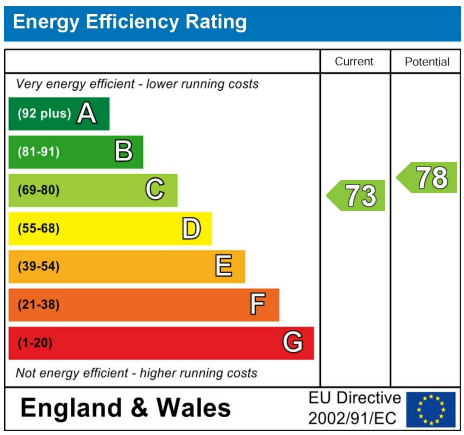

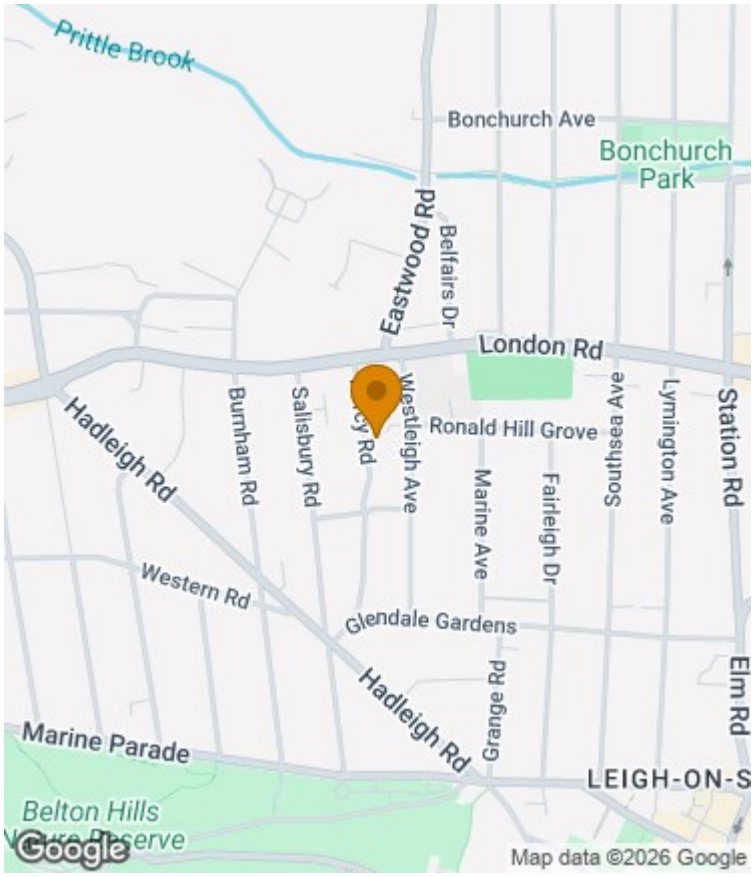

Please contact our Sales & Letting Office on 017027 10555 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guideline and do not constitute any part of an offer or contract. Intending purchasers should rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representations or warranty in respect of the property.

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Pairing People with Property

- SOUGHT AFTER MARINE ESTATE LOCATION
- WESTLEIGH & BELFAIRS ACADEMY CATCHMENTS
- SPACIOUS LOUNGE WITH BAY WINDOW
- GROUND FLOOR SHOWER ROOM & FIRST FLOOR BATHROOM
- GARAGE PLUS DRIVEWAY
- BEING SOLD WITH NO ONWARD CHAIN
- HEAVILY EXTENDED END OF TERRACE HOUSE
- HUGE KITCHEN / FAMILY ROOM
- FOUR BEDROOMS
- OFFERING A BLANK CANVAS TO CREATE YOUR BESPOKE FAMILY HOME

Percy Road, Leigh-On-Sea

GUIDE PRICE £600,000 - £625,000

WHAT & WHERE - LOCATED ON THE SOUGHT AFTER MARINE ESTATE AND OFFERING A BLANK CANVASS TO CREATE YOUR OWN BESPOKE FAMILY HOME, THIS HEAVILY EXTENDED END OF TERRACE HOUSE OFFERED FOR SALE WITH NO ONWARD CHAIN. BENEFITTING FROM EXTREMELY SPACIOUS AND VERSATILE GROUND FLOOR ACCOMMODATION, GROUND FLOOR SHOWER ROOM, FOUR BEDROOMS, EAST BACKING GARDEN, ATTACHED GARAGE AND DRIVEWAY. WITHIN WESTLEIGH AND BELFAIRS ACADEMY CATCHMENTS AND WITHIN WALKING DISTANCE OF LEIGH STATION AND BROADWAY. AN EARLY VIEWING IS STRONGLY ADVISED.

WHY - PERFECT FOR A YOUNG FAMILY, PROFESSIONAL COUPLE OR SOMEONE LOOKING TO DOWNSIZE WITH ALL LOCAL AMENITIES AND TRANSPORT LINKS WITHIN EASY WALKING DISTANCE.

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selling homes for over 22 years

ENTRANCE HALL
5'11" x 4'3" (1.80m x 1.30m)

LOUNGE WITH BAY WINDOW
17'1" into bay x 17'1" (5.21m into bay x 5.21m)

FITTED KITCHEN / FAMILY ROOM
20'6" x 17'6" (6.25m x 5.33m)

STUDY
7'11" x 6'10" (2.41m x 2.08m)

GROUND FLOOR SHOWER ROOM
9'5" x 8'1" (2.87m x 2.46m)

BEDROOM ONE
13'5" x 11' (4.09m x 3.35m)

BEDROOM TWO
9'7" x 9' (2.92m x 2.74m)

BEDROOM THREE
10'8" x 6'11" (3.25m x 2.11m)

BEDROOM FOUR
8'6" x 6'10" (2.59m x 2.08m)

BATHROOM
7'8" x 5'10" (2.34m x 1.78m)

EAST BACKING REAR GARDEN

ATTACHED GARAGE

DRIVEWAY FOR LARGE VEHICLE

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