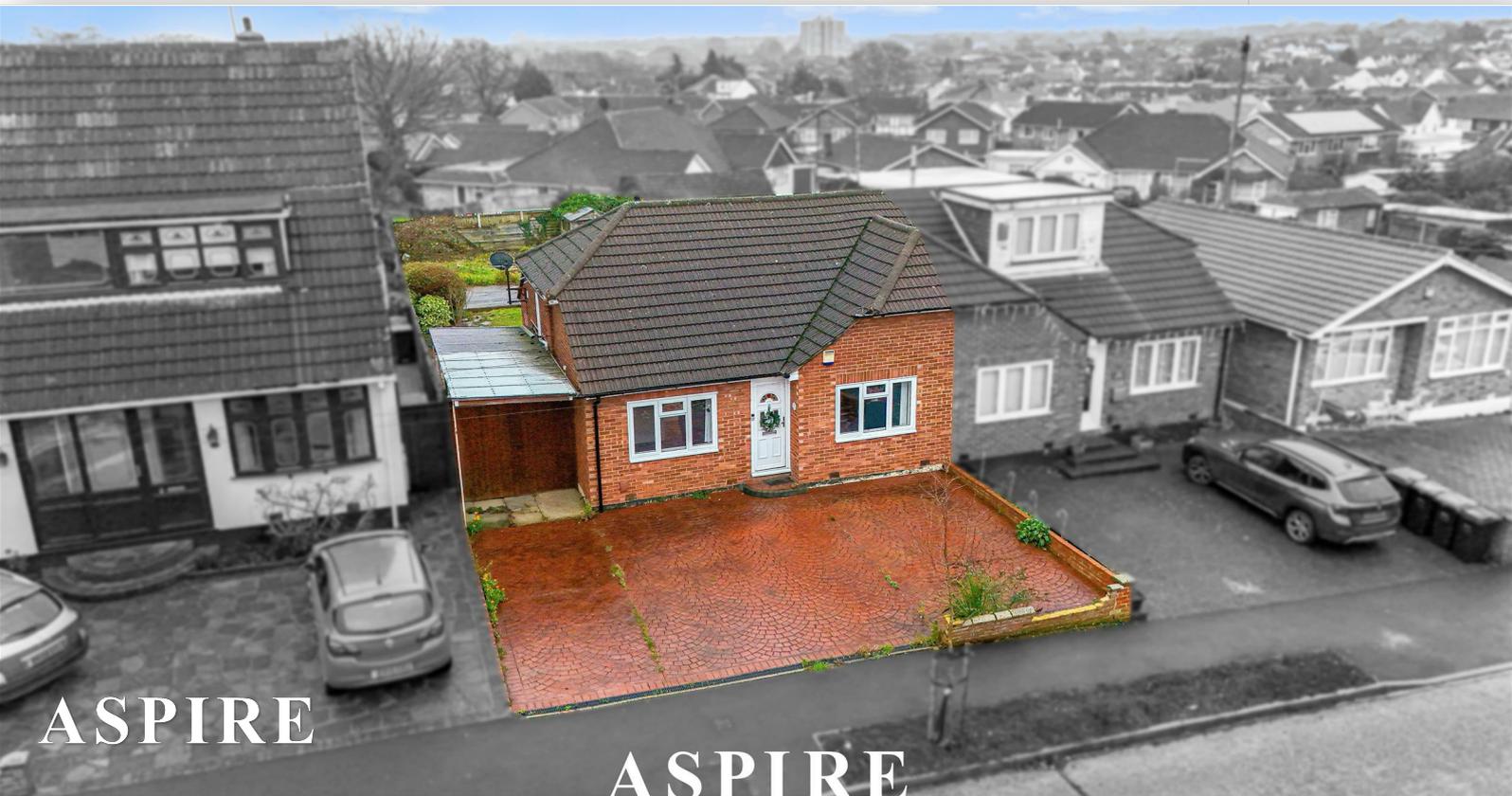


**To arrange a viewing contact us  
today on 01268 777400**



## **Macmurdo Road, Leigh-On-Sea Offers in excess of £375,000**

This well-presented two double bedroom semi-detached bungalow offers a modern feel throughout and must be viewed to be fully appreciated. The accommodation comprises two generously proportioned bedrooms, a stylish contemporary bathroom, and a light-filled open-plan lounge and kitchen, which truly forms the heart of the home. This impressive living space flows seamlessly into a delightful sun lounge, creating the perfect area to relax and unwind.

The property has recently undergone a comprehensive refurbishment, making it an ideal choice for buyers seeking a home that requires little to no work. Perfectly positioned for convenience, it benefits from excellent transport links, including easy access to the A127, direct bus routes to a wide range of areas including to the station, and has well-regarded schools just a short walk away, making this an outstanding location for a wide range of buyers.

**\*\*OFFERS IN EXCESS OF £380,000\*\***

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#### **HALLWAY**

#### **OPEN PLAN LIVING ROOM / KITCHEN**

21'6 x 14'4 (6.55m x 4.37m)

#### **BATHROOM**

#### **SUN LOUNGE:**

13'7 x 6'5 (4.14m x 1.96m)

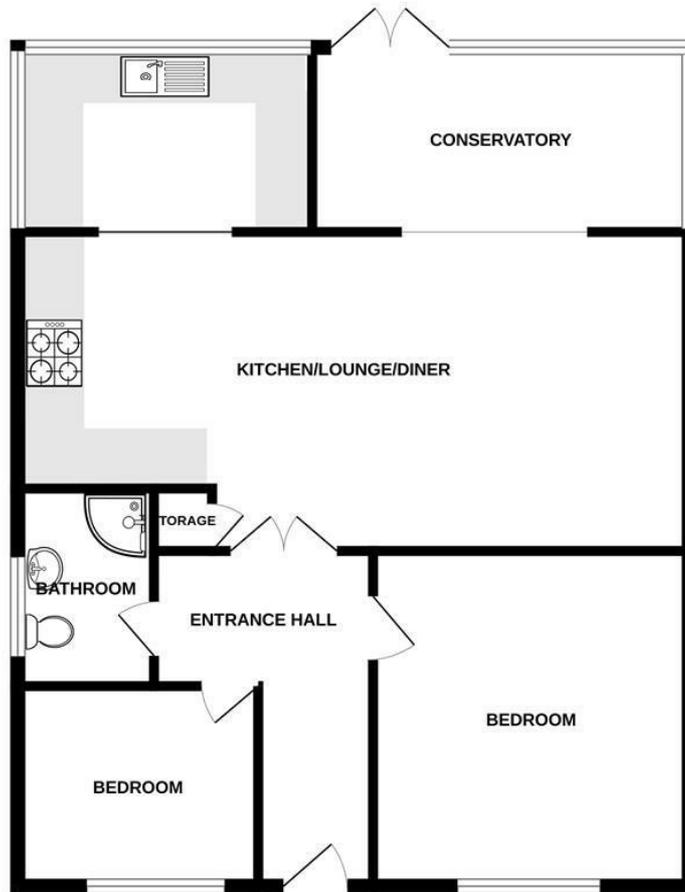
#### **BEDROOM ONE**

12'7 x 9'8 (3.84m x 2.95m)

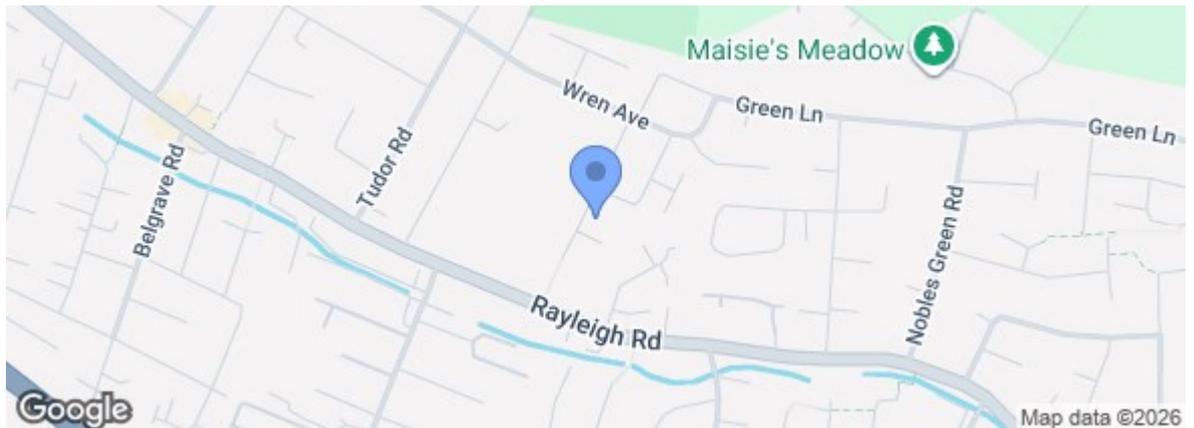
#### **BEDROOM TWO**

8'11 x 8' (2.72m x 2.44m)

GROUND FLOOR



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



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.