



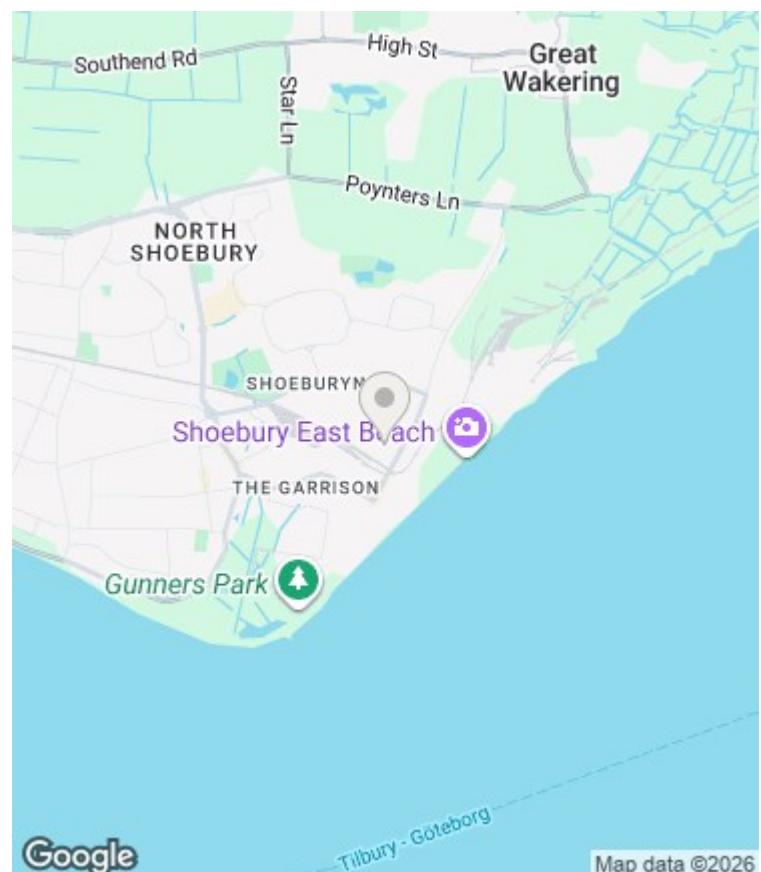
This floorplan is for illustration purposes only. The room sizes, locations of doors, windows and other features are approximate.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Viewing

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



**Turner Estates 34 Broadway, Leigh-on-Sea, Essex, SS9 1AJ**  
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VERY SPACIOUS AND VERSATILE FAMILY HOME  
THREE GREAT SIZED DOUBLE BEDROOMS  
CLOSE TO HIGH STREET AND AWARD WINNING  
EAST BEACH  
BENEFIT OF OWN PARKING SPACE  
FITTED KITCHEN / BREAKFAST ROOM

NO ONWARD CHAIN - MOVE STRAIGHT IN  
WALKING DISTANCE OF TRAIN STATION  
CATCHMENT OF HIGHLY SOUGHT AFTER  
SCHOOLS  
LARGE LOUNGE / DINER  
EARLY VIEWING IS STRONGLY ADVISED

**Wakering Avenue, Shoeburyness,  
Southend-On-Sea**  
**OFFERS IN EXCESS OF £325,000**

**20**  
**years**  
on Broadway

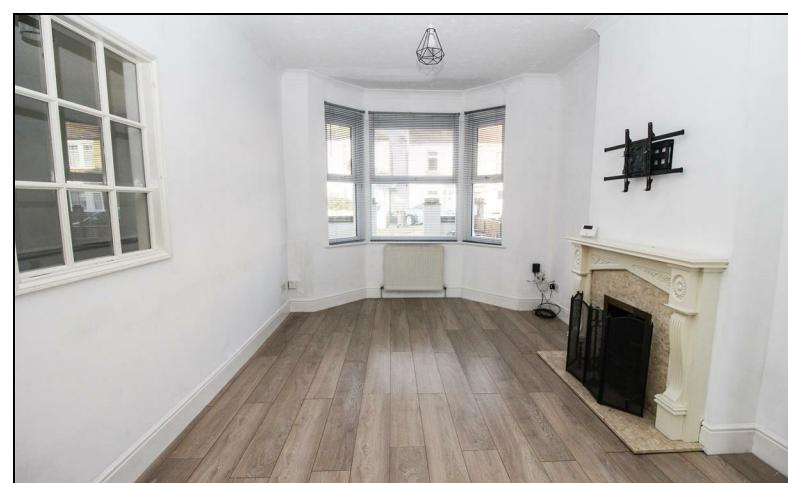
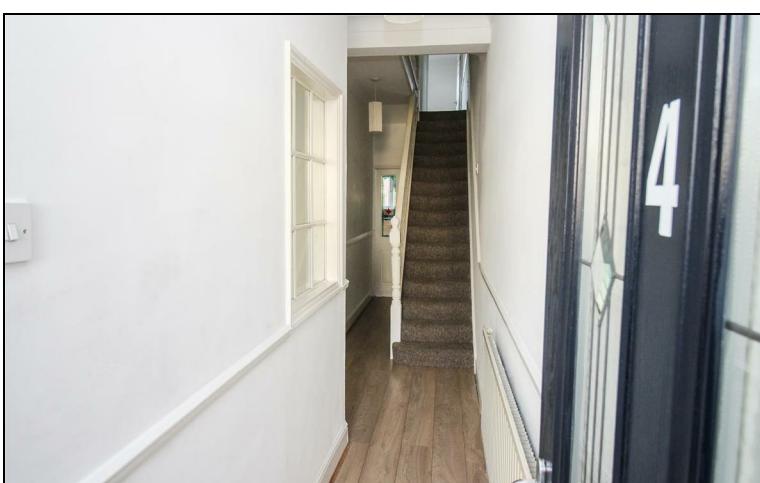


WHAT & WHERE - EXCEPTIONALLY SPACIOUS AND VERSATILE FAMILY HOME WITHIN WALKING DISTANCE OF THE HIGH STREET, TRAIN STATION AND AWARD WINNING EAST BEACH. BENEFITTING FROM THREE LARGE DOUBLE BEDROOMS, GENEROUS SIZED LOUNGE / DINER AND VERY SPACIOUS KITCHEN /BREAKFAST ROOM. WITHIN CATCHMENT OF SOUGHT AFTER SCHOOLS AND ITS OWN PARKING SPACE, WE STRONGLY ADVISE AN EARLY VIEWING OF THIS FABULOUS PROPERTY.

WHY - PERFECT FOR COMMUTERS, YOUNG FAMILIES, A GREAT FIRST TIME PURCHASE OR INVESTMENT PURCHASE. THIS PROPERTY REALLY DOES OFFER SOMETHING FOR EVERYONE.



Council Tax Band : C



@turnersleigh



Turner Sales & Lettings



#### ENTRANCE HALL

7.26m x 1.35m (23'10" x 4'5")

#### LOUNGE / DINER

6.45m into bay x 3.23m (21'2" into bay x 10'7")

#### KITCHEN / BREAKFAST

ROOM  
6.65m x 2.84m (21'10" x 9'4")

#### LANDING

7.09m x 1.37m (23'3" x 4'6")

#### BEDROOM ONE

4.22m x 4.01m (13'10" x 13'2")

#### BEDROOM TWO

3.63m x 2.44m (11'11" x 8'0")

#### BEDROOM THREE

3.10m x 2.90m (10'2" x 9'6")

#### BATHROOM

2.46m x 2.03m (8'1" x 6'8")

#### ADDITIONAL W.C

1.17m x 0.76m (3'10 x 2'6")

#### REAR GARDEN

approximately 19.81m (approximately 65')

#### PARKING SPACE

