



NICKOLDS
Property Specialists



134 Leigh Hall Road, Leigh-On-Sea, SS9 1QY

£400,000

- Adorable Character Semi-Detached 2 Bedroom Bungalow and Extra Loft Space Currently Being Used as a 3rd room
- Featuring Original Wooden Floor boards That Enhances The Property's Character
- Catchment of Sought After Leigh North Street Primary School
- Sought After Location - Situated Just Off Of Leigh Broadway, Yet in a Quiet Residential Road
- A Sizeable Garden That is Not Overlooked Awaiting a New Vision to Unlock it's Full Potential
- Two Well-Proportioned Double Bedrooms Filled With Natural Light
- Excellent Transport Links and access to The Station
- Dropped Kerb Providing Convenient Off-Street Parking in an Area Where Parking is Sought After
- Charming Period Features With lots of Scope to add Extra Value as this Home has lots of Potential

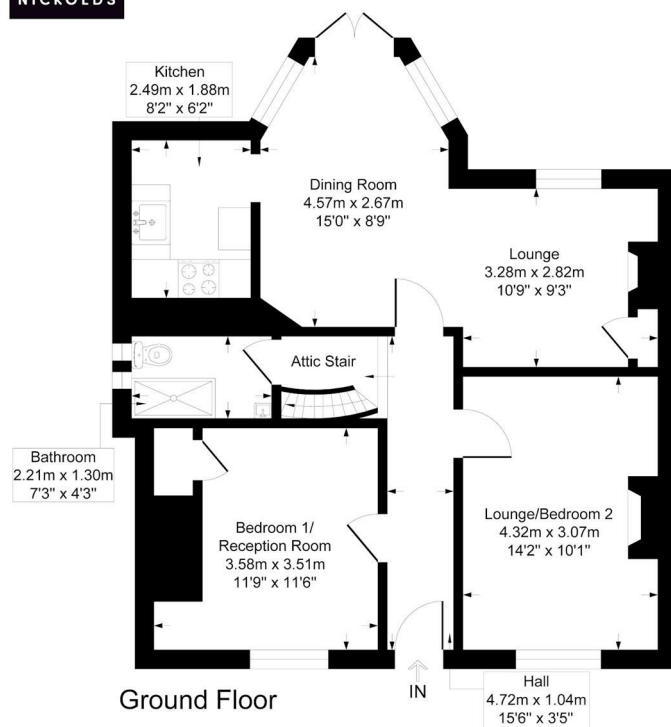
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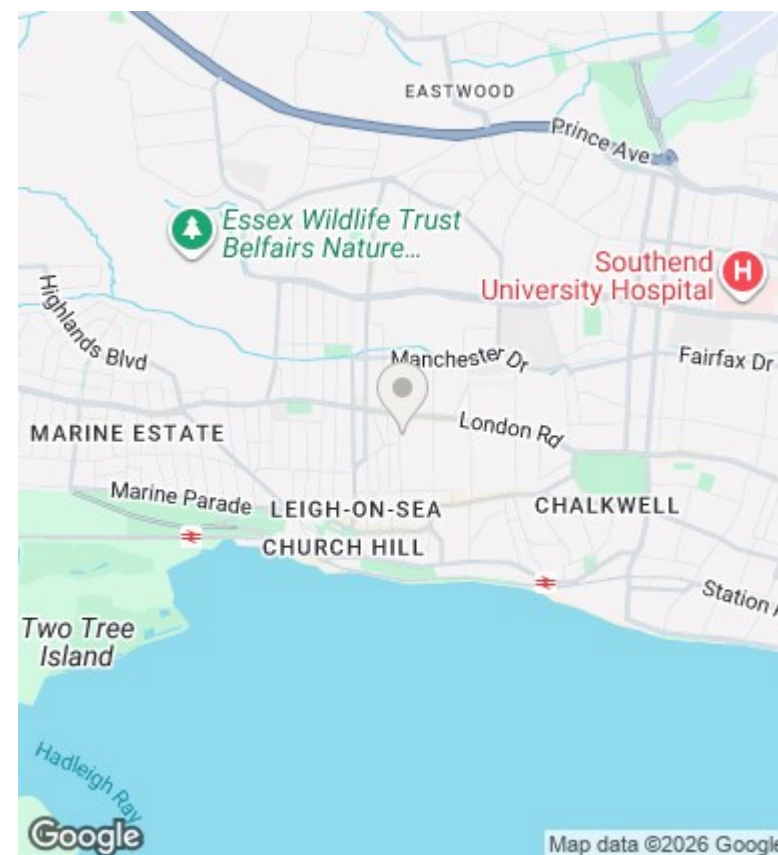


Leigh Hall Road

Approximate Gross Internal Floor Area = 65.9 sq m / 710 sq ft



Ground Floor



Directions

Viewings

Viewings by arrangement only. Call 01702 933 597 to make an appointment.

Council Tax Band

C

EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC