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today on 01268 777400



## Orchard Side, Leigh-On-Sea Guide price £350,000

Guide Price £350,000 to £365,000

Aspire are pleased to present this well-proportioned three bedroom home, situated in a quiet residential position within the highly desirable Leigh-on-Sea area.

Offering fantastic potential for modernisation and extension, subject to the necessary planning permissions, this property presents an excellent opportunity for families, first-time buyers or those looking to create a long-term home tailored to their own taste and requirements.

The accommodation includes a spacious through lounge/diner, separate kitchen, three bedrooms, family bathroom and separate WC, along with a generous rear garden, driveway and garage. With a wonderful balance of space, practicality and future potential, this home is perfectly suited to buyers looking to put their own stamp on a property in a sought-after residential location.

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**Lounge/Diner**

22'4" x 14'10" (6.81m x 4.52m)

**Kitchen**

11'2" x 9'0" (3.40m x 2.74m)

**Bedroom One**

12'0" x 12'0" (3.66m x 3.66m)

**Bedroom Two**

10'5" x 10'1" (3.18m x 3.07m)

**Bedroom Three**

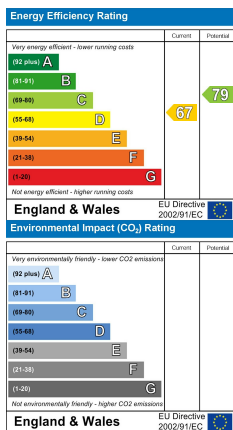
9'0" x 8'2" (2.74m x 2.49m)

**Bathroom**

5'9" x 5'9" (1.75m x 1.75m)

**WC**

5'9" x 2'6" (1.75m x 0.76m)



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.