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40 Clarence Street,  
Southend-On-Sea, SS1 1BD

t: 01702 433663

e: residential@sorrellproperty.co.uk

[www.sorrellproperty.co.uk](http://www.sorrellproperty.co.uk)



## 23 Danescroft Close, Leigh-On-Sea, SS9 4NW

**£290,000**

We are pleased to offer for sale this end of terrace house being situated in a popular location within 1/2 a mile of Belfairs Woods and offering no onward chain. To the ground floor are two reception rooms and a kitchen with the first floor having two bedrooms and a bathroom/wc. There are front and rear gardens and a detached garage to rear. The property requires full modernisation which has been reflected within the asking price.



### Entrance lobby

Stairs to first floor, under stairs storage/meter area, glazed window to side, wall mounted electric heater, access through to:

### Lounge 11'7" x 9'10" (3.55 x 3.02)



Carpeted, wall papered walls to coved ceiling, wall mounted electric heater, arch access through to:

### Dining area 8'9" max x 8'2" (2.68 max x 2.49)



Double glazed sliding patio doors to rear garden, carpeted, wall papered walls to coved ceiling, wall mounted electric heater, access through to:

### Kitchen 9'4" x 8'3" max (2.87 x 2.54 max)



Cupboard and draw base units and eye level wall cupboards, built in electric hob with electric oven under, freestanding washing machine, stainless steel sink unit with single bowl and single drainer, glazed windows to rear, part opaque glazed side door to rear garden:

### First floor landing

Access to loft, cupboard housing immersion heater tank, carpeted, wall papered walls, glazed window to side, doors off onto:

### Bedroom one 14'7" x 8'5" (4.47 x 2.57)



Carpeted, wall papered walls, double glazed windows to front, built in storage cupboard, wall mounted electric heater:

### Bedroom two 10'9" x 10'1" max (3.30 x 3.08 max)



Carpeted, wall papered walls, glazed window to rear:

### Bathroom/wc 7'6" x 5'8" max (2.30 x 1.73 max)



Panelled bath, closed coupled wc, pedestal wash hand basin, wall mounted electric heater and fan heater, tiled splash backs, opaque glazed window to rear and side:

### Externally

Front garden which is mainly laid to lawn .Medium size rear garden with flower and shrub areas, fencing to boundary's, detached garage to rear.

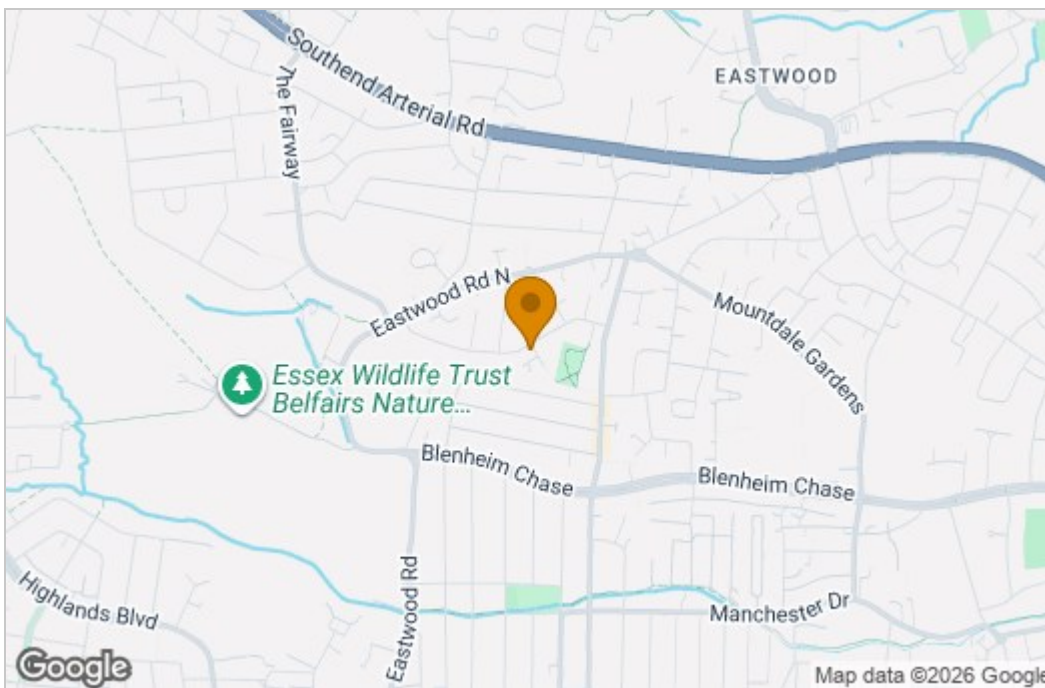


## Floor Plan



23 Danescroft Close Leigh SS9 4NW

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			53
(21-38) F			
(1-20) G		20	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The agent has not tested any apparatus, equipment, fixtures, fittings, or services and so cannot verify that they are in working order or fit for the purpose. You should obtain verification from your Solicitor or Surveyor.