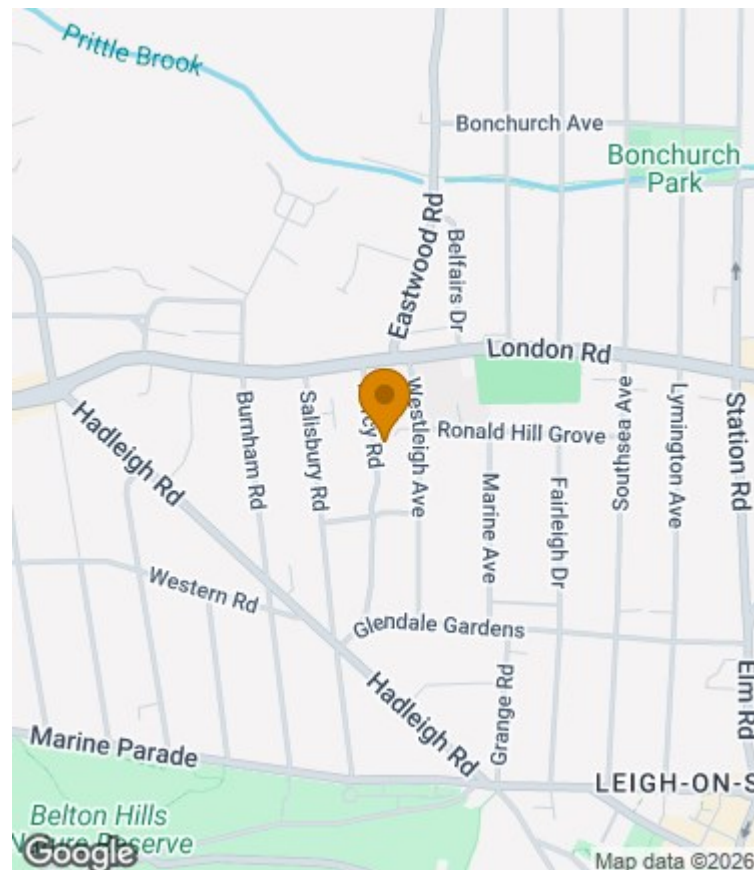




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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 or warranty in respect of the property.



Turner Sales & Lettings
34 Broadway, Leigh-on-Sea, Essex, SS9 1AJ
01702710555

Turner

Pairing People with Property



SOUGHT AFTER MARINE ESTATE LOCATION
WESTLEIGH & BELFAIRS ACADEMY CATCHMENTS
SPACIOUS LOUNGE WITH BAY WINDOW
GROUND FLOOR SHOWER ROOM & FIRST FLOOR BATHROOM
GARAGE PLUS DRIVEWAY

BEING SOLD WITH NO ONWARD CHAIN
HEAVILY EXTENDED END OF TERRACE HOUSE
HUGE KITCHEN / FAMILY ROOM
FOUR BEDROOMS

OFFERING A BLANK CANVAS TO CREATE YOUR
BESPOKE FAMILY HOME

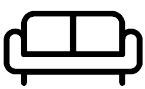
Percy Road, Leigh-On-Sea

GUIDE PRICE £600,000 - £625,000



WHAT & WHERE - LOCATED ON THE SOUGHT AFTER MARINE ESTATE AND OFFERING A BLANK CANVASS TO CREATE YOUR OWN BESPOKE FAMILY HOME, THIS HEAVILY EXTENDED END OF TERRACE HOUSE OFFERED FOR SALE WITH NO ONWARD CHAIN. BENEFITTING FROM EXTREMELY SPACIOUS AND VERSATILE GROUND FLOOR ACCOMMODATION, GROUND FLOOR SHOWER ROOM, FOUR BEDROOMS, EAST BACKING GARDEN, ATTACHED GARAGE AND DRIVEWAY. WITHIN WESTLEIGH AND BELFAIRS ACADEMY CATCHMENTS AND WITHIN WALKING DISTANCE OF LEIGH STATION AND BROADWAY. AN EARLY VIEWING IS STRONGLY ADVISED.

WHY - PERFECT FOR A YOUNG FAMILY, PROFESSIONAL COUPLE OR SOMEONE LOOKING TO DOWNSIZE WITH ALL LOCAL AMENITIES AND TRANSPORT LINKS WITHIN EASY WALKING DISTANCE.

 4  2  2  C

Council Tax Band : D



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selling homes
for over

22

years



ENTRANCE HALL
5'11" x 4'3" (1.80m x 1.30m)

LOUNGE WITH BAY WINDOW
17'1" into bay x 17'1" (5.21m into bay x 5.21m)

FITTED KITCHEN / FAMILY ROOM
20'6" x 17'6" (6.25m x 5.33m)

STUDY
7'11" x 6'10" (2.41m x 2.08m)

GROUND FLOOR SHOWER ROOM
9'5" x 8'1" (2.87m x 2.46m)

BEDROOM ONE
13'5" x 11' (4.09m x 3.35m)

BEDROOM TWO
9'7" x 9' (2.92m x 2.74m)

BEDROOM THREE
10'8" x 6'11" (3.25m x 2.11m)

BEDROOM FOUR
8'6" x 6'10" (2.59m x 2.08m)

BATHROOM
7'8" x 5'10" (2.34m x 1.78m)

EAST BACKING REAR GARDEN

ATTACHED GARAGE

DRIVEWAY FOR LARGE VEHICLE



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