

# Ground Floor



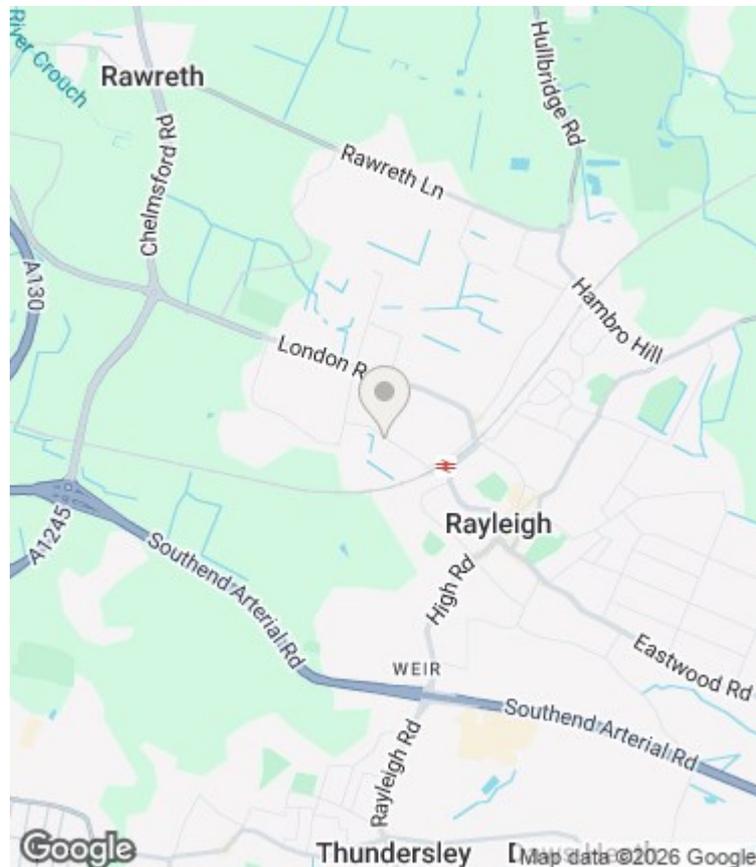
## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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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LOOKING FOR A PROJECT - THIS COULD BE THE ONE FOR YOU

SHORT WALK TO RAILWAY STATION

TWO BEDROOMS

KITCHEN

LONG DRIVEWAY TO GARAGE

SEMI-DETACHED BUNGALOW REQUIRING MODERNISATION

POTENTIAL TO EXTEND (STPP)

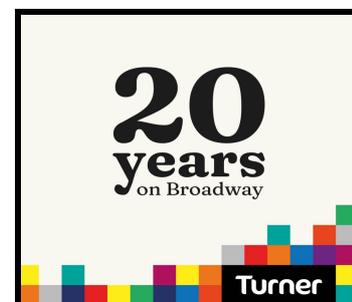
LOUNGE

FRONT & REAR GARDENS

NO ONWARD CHAIN

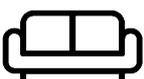
**Purleigh Road, Rayleigh**

**GUIDE PRICE £300,000 - £325,000**



WHAT & WHERE - LOCATED JUST A SHORT WALK FROM RAYLEIGH RAILWAY STATION IS THIS SEMI-DETACHED BUNGALOW IN NEED OF COMPLETE REFURBISHMENT, BUT OFFERING EXCELLENT POTENTIAL TO EXTEND AND RE-MODEL (STPP).

WHY - ARE YOU LOOKING FOR A PROJECT - THEN THIS COULD BE THE PROPERTY FOR YOU.

 2  1  1 

Council Tax Band : C



**@turnersleigh**



**Turner Sales & Lettings**



ENTRANCE HALL  
3.68m x 0.89m (12'1" x 2'11")

LOUNGE  
4.06m into bay x 3.45m  
(13'4" into bay x 11'4")

KITCHEN  
2.36m x 2.21m (7'9" x 7'3")

UTILITY AREA  
1.88m x 1.78m (6'2" x 5'10")

BEDROOM ONE  
3.58m x 3.07m (11'9" x 10'1")

BEDROOM TWO  
3.07m x 2.97m (10'1" x 9'9")

SHOWER ROOM  
2.34m x 1.35m (7'8" x 4'5")

DETACHED GARAGE

LONG DRIVEWAY

FRONT & REAR GARDENS



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

01702 710555

