



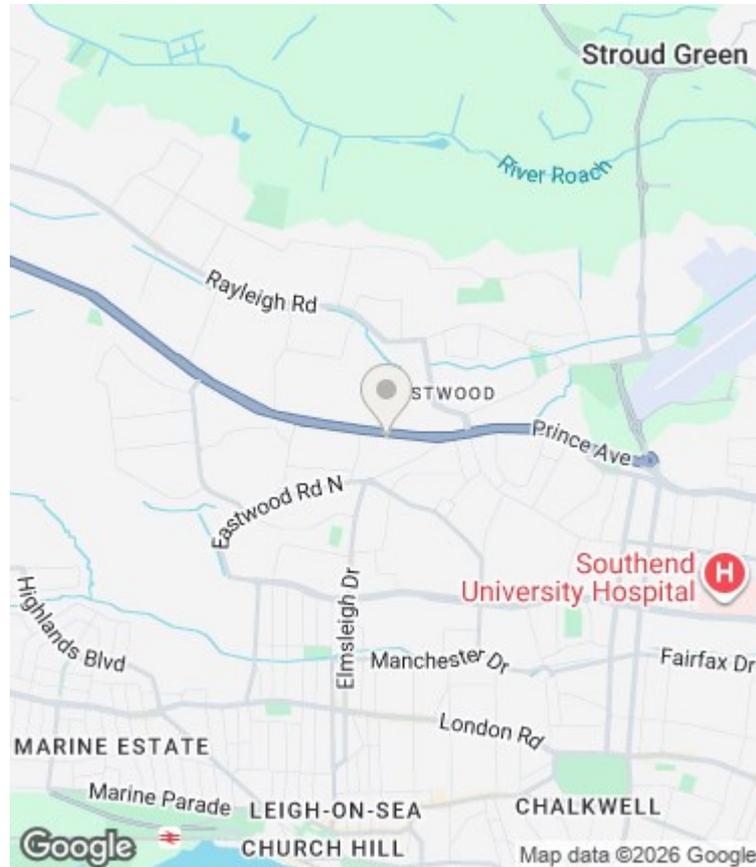
This floorplan is for illustration purposes only. The room sizes, locations of doors, windows and other features are approximate. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>87</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>55</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<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



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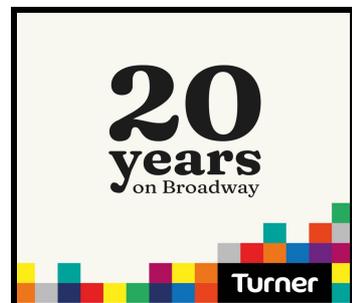


RENOVATION PROJECT  
THREE BEDROOM TERRACED HOUSE  
EASY ACCESS TO A127  
VERY LARGE LOUNGE  
WITHIN EASTWOOD PRIMARY SCHOOL &  
BELFAIRS ACADEMY CATCHMENT AREA

NO ONWARD CHAIN  
REAR EXTENSION  
SOUTH FACING REAR GARDEN  
FITTED KITCHEN  
GOOD SIZED BATHROOM

**Arterial Road, Leigh-On-Sea**

**GUIDE PRICE £250,000 - £275,000**



WHAT & WHERE - PERFECTLY PLACED FOR EASY ACCESS TO THE A127, THIS EXTENDED THREE BEDROOM FAMILY HOME REPRESENTING A PERFECT PROJECT AS REQUIRES RENOVATING THROUGHOUT. WITH SOUTH FACING REAR GARDEN, VERY SPACIOUS ACCOMMODATION ON THE GROUND FLOOR AND OFFERED FOR SALE WITH NO ONWARD CHAIN.

WHY - PERFECT FOR THOSE WISHING TO GET THEIR TEETH INTO A RENOVATION PROJECT, A GREAT FIRST BUY IF YOUR PREPARED TO DO THE WORK OR AN INVESTMENT OPPORTUNITY.

 3  1  2  D Council Tax Band : C



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Turner Sales & Lettings



**ENTRANCE PORCH**  
2.34m x 0.53m (7'8" x 1'9")

**ENTRANCE HALL**  
4.60m x 1.68m (15'1" x 5'6")

**LOUNGE**  
5.89m into bay x 3.43m (19'4" into bay x 11'3")

**FITTED KITCHEN**  
4.83m x 2.57m (15'10" x 8'5")

**DINING AREA**  
2.72m x 2.59m (8'11" x 8'6")

**LANDING**

**BEDROOM ONE**  
4.39m into bay x 3.10m (14'5" into bay x 10'2")

**BEDROOM TWO**  
3.63m x 3.07m (11'11" x 10'1")

**BEDROOM THREE**  
2.39m x 1.93m (7'10" x 6'4")

**BATHROOM**  
2.39m x 2.01m (7'10" x 6'7")

**LONG FRONT GARDEN**

**SOUTH FACING REAR GARDEN**  
in excess of 15.24m (in excess of 50')



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

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