



TO LET

Briarwood Drive, Leigh-On-Sea SS9 4LB

£1,700 PCM Deposit Required - £2,071 Council Tax Band - C

- TWO BEDROOM BUNGALOW
- SPACIOUS MATURE GARDEN
- CONSERVATORY TO REAR
- LARGE AREA FOR OFF STREET PARKING
- DOUBLE GLAZED THROUGHOUT
- MODERN SHOWER ROOM
- GARAGE
- ENTRANCE PORCH AREA
- MODERN KITCHEN
- CALL NOW TO ARRANGE A VIEWING

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Description

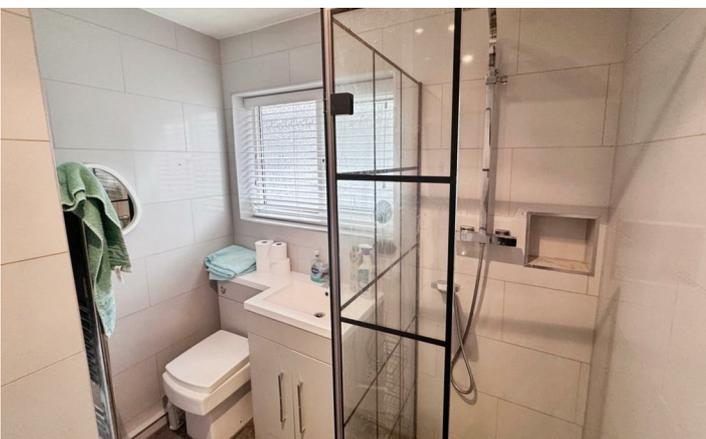
Nestled on the charming Briarwood Drive in Leigh-On-Sea, this delightful semi-detached bungalow offers a perfect blend of comfort and modern living. Spanning an inviting 646 square feet, the property features two bedrooms, making it an ideal choice for couples, small families, or those seeking a peaceful retirement retreat.

Upon entering, you are greeted by a spacious reception room that provide ample space for relaxation and entertaining. The modern shower room have been

thoughtfully designed, ensuring both style and functionality for your daily routines.

The exterior of the property is equally impressive, boasting a generous driveway that can accommodate multiple vehicles, along with a garage for additional storage. The surrounding area is known for its friendly community atmosphere and convenient access to local amenities, making it a desirable location for any prospective homeowner.

Call now to arrange a viewing.



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 89 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 67 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | 89 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

AGENTS NOTES: Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. Floor plans are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

VIEWINGS: BY APPOINTMENT ONLY