



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	79
(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	

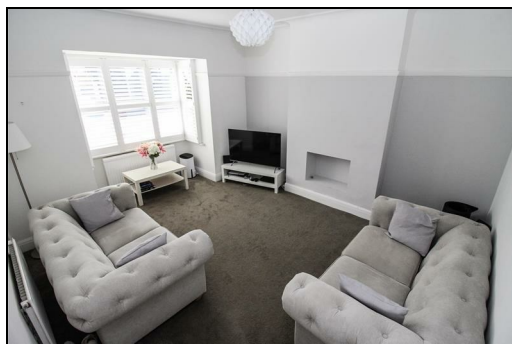
Viewing

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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SOUGHT AFTER LEIGH ON SEA LOCATION
CHARACTER THREE BEDROOM MID TERRACED HOUSE
APPROX 50' WEST BACKING REAR GARDEN
FITTED KITCHEN / DINER
WESTCLIFF GRAMMAR SCHOOL FOR BOYS AND GIRLS
WITHIN WALKING DISTANCE

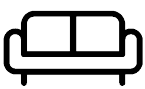
NO ONWARD CHAIN - MOVE STRAIGHT IN
OFF STREET PARKING
TWO RECEPTION ROOMS
LEIGH BROADWAY AND LEIGH ROAD SHOPPING
FACILITIES NEARBY
VIEWING AN ABSOLUTE MUST

Cheltenham Drive, Leigh-On-Sea
GUIDE PRICE £475,000 - £495,000

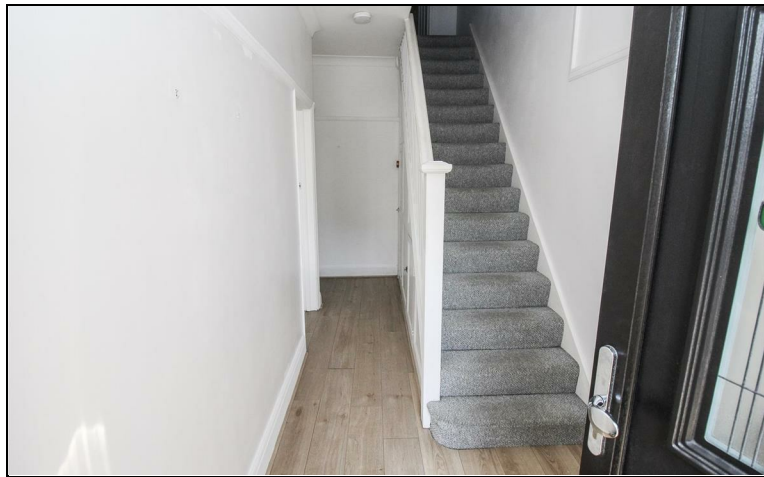


WHAT & WHERE - AN ATTRACTIVE THREE BEDROOM CHARACTER HOME BEING OFFERED FOR SALE WITH NO ONWARD CHAIN. LOCATED JUST NORTH OF THE LONDON ROAD, THE PROPERTY ENJOYS A QUIETER RESIDENTIAL FEEL WHILST REMAINING WITHIN EASY REACH OF LEIGH BROADWAY'S VIBRANT CAFES, RESTAURANTS AND BOUTIQUES. INTERNALLY THERE ARE TWO RECEPTION ROOMS, A GOOD SIZE KITCHEN / DINER AND SPACIOUS BATHROOM. OUTSIDE THE PROPERTY BENEFITS FROM A PRIVATE DRIVEWAY PROVIDING OFF-STREET PARKING FOR ONE CAR AND A GENEROUS SIZED WEST BACKING REAR GARDEN. EXCELLENT LOCAL SCHOOLS, PARKS AND EVERYDAY AMENITIES FURTHER ENHANCE THE APPEAL FOR FAMILIES.

WHY - WOULD BE PERFECT FOR FAMILIES, PROFESSIONALS OR THOSE LOOKING TO UPSIZE.

 3  1  2  C

Council Tax Band : C



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ENTRANCE HALL

15'10" x 5'8" (4.83m x 1.73m)

LOUNGE WITH BAY WINDOW

16'3" into bay x 12'8" (4.95m into bay x 3.86m)

FITTED KITCHEN / DINER
18'11" x 13'2" (5.77m x 4.01m)

ORANGERY

16'10" x 10'10" (5.13m x 3.30m)

LANDING

10'3" x 8'3" (3.12m x 2.51m)

BEDROOM ONE

16'3" into bay x 11'5" (4.95m into bay x 3.48m)

BEDROOM TWO

13'4" x 10'4" plus door recess (4.06m x 3.15m plus door recess)

BEDROOM THREE

9'5" x 7'1" (2.87m x 2.16m)

BATHROOM

8'11" x 6'10" (2.72m x 2.08m)

WEST BACKING REAR GARDEN

approximately 50' (approximately 15.24m)

DRIVEWAY TO FRONT



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