



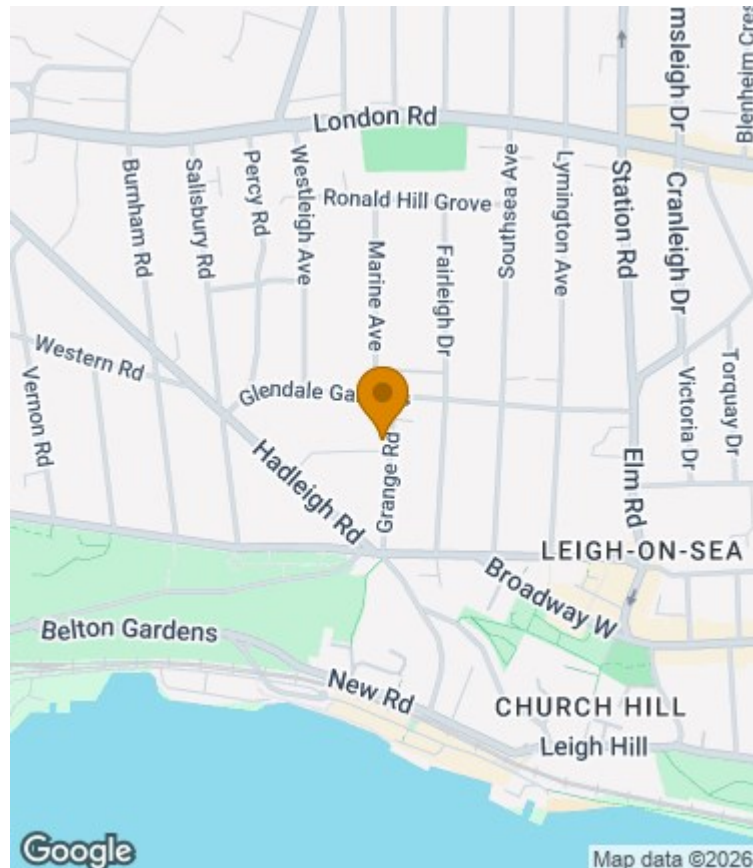
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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WEST LEIGH AND BELFAIRS ACADEMY CATCHMENT

HIGHLY DESIREABLE LOCATION CLOSE TO ALL AMENITIES

OFF STREET PARKING TO FRONT

NO ONWARD CHAIN

TWO RECEPTION ROOMS

SHORT WALK TO LEIGH STATION FOR LONDON COMMUTERS

SEMI-DETACHED PERIOD HOME

THREE BEDROOMS

REQUIRES UPDATING - A BLANK CANVASS FOR AN INGOING PURCHASER

POTENTIAL TO EXTEND (STPP)

Grange Road, Leigh-On-Sea
GUIDE PRICE £500,000 - £525,000



WHAT & WHERE - LOCATED IN THE HEART OF LEIGH, IN THIS VERY DESIRABLE LOCATION, CLOSE TO ALL AMENITIES IS THIS THREE DOUBLE BEDROOMED SEMI-DETACHED PERIOD PROPERTY IN NEED OF UPDATING. PROVIDING THE INGOING PRUCHASER THE OPPORTUNITY TO CURATE THEIR OWN BESPOKE FAMILY HOME. WITHIN EASY WALKING DISTANCE OF LEIGH STATION FOR THE LONDON COMMUTER AND WITH THE WEST LEIGH AND BELFAIRS ACADEMY CATCHMENT. BENEFITTING FROM NO ONWARD CHAIN AND WITH OFF STREET PARKING, WE EXPECT A LOT OF INTEREST.

WHY - PERFECT THOSE LOOKING TO TAKE ON A PROJECT, A YOUNG FAMILY LOOKING FOR GOOD CATCHMENT AREAS, LONDON COMMUTERS AND DOWNSIZERS. WE FEEL THE PROPERTY WOULD APPEAL TO A WHOLE RAFT OF POTENTIAL BUYERS



Council Tax Band : D



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Turner Sales & Lettings



ENTRANCE HALL

5.82m x 1.63m (19'1" x 5'4")

LOUNGE

7.75m into bay x 3.56m reducing to 2.84m (25'5" into bay x 11'8" reducing to 9'4")

DINING ROOM

4.22m x 3.53m (13'10" x 11'7")

FITTED KITCHEN

2.92m x 2.21m (9'7" x 7'3")

LANDING

5.69m x 1.60m (18'8" x 5'3")

BEDROOM ONE

4.32m x 4.06m into bay (14'2" x 13'4" into bay)

BEDROOM TWO

12' x 9'8" (39'4" x 29'6" 26'2")

BEDROOM THREE

3.51m x 2.84m (11'6" x 9'4")

BATHROOM

1.88m x 1.83m (6'2" x 6')

REAR GARDEN

approximately 19.81m (approximately 65')

DRIVEWAY TO FRONT



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