

HS HAIR & SON



London Road, Leigh-on-Sea Price Guide £220,000 Leasehold

- FIRST FLOOR FLAT
- DOUBLE GLAZED
- GOOD SIZE LOUNGE
- ALLOCATED PARKING
- TWO DOUBLE BEDROOMS
- GAS CENTRAL HEATING
- GREAT LOCATION
- NO ONWARD CHAIN



ENTRANCE HALL:

LOUNGE:

13'8 X 10'

UPVC double glazed window to the rear overlooking the communal garden, radiator, power points, T.V. point, telephone point and carpet.

BEDROOM ONE:

13'8 X 10'2

UPVC double glazed window to rear with radiator below, power points, telephone points and carpet.

BEDROOM TWO:

13'5 X 9'2

UPVC double glazed window to front, radiator, power points and carpet.



KITCHEN:

10'2 X 6'8

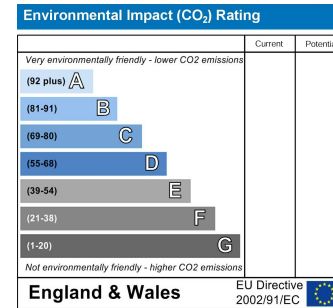
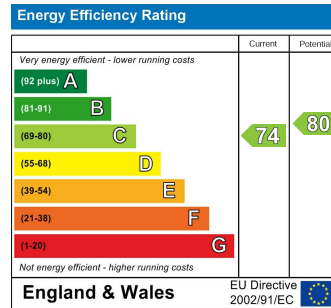
The kitchen is to the front of the flat with a UPVC double-glazed window to the front. Wall mounted gas combination boiler and radiator. Partly tiled walls and fitted with ground and wall mounted units with rolling worktops and an inset stainless steel sink. Power points. It has space for an electric cooker, washing machine and tall standing fridge/freezer.

BATHROOM:

The bathroom has a white suite comprised of a panelled bath with shower tap combination with wall mounted shower bracket, pedestal wash hand basin and low flush WC. A UPVC double glazed window to front. White tiling to walls, electric wall heater, radiator and tile effect vinyl flooring.

GARDENS & PARKING:

Communal gardens and allocated parking space.



Local Authority **Southend on Sea Borough**

Council

Council Tax Band **B**

EPC Rating **C**

Lettings Office

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.