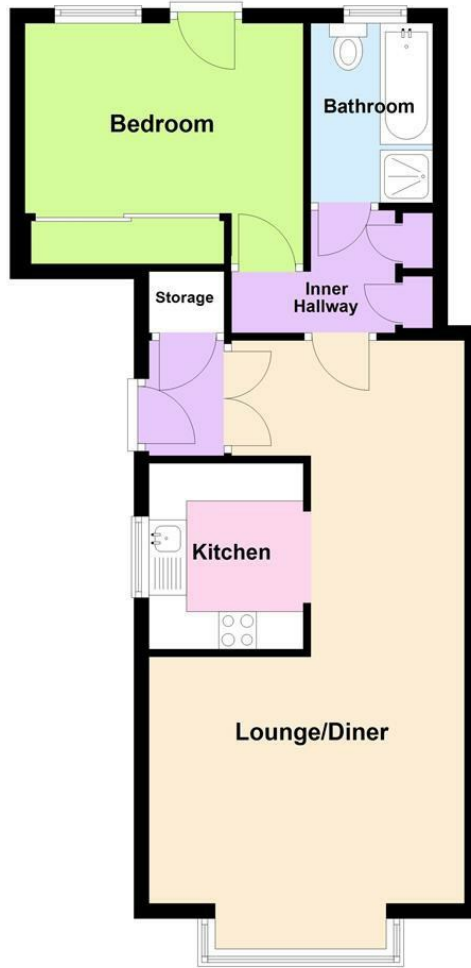


Ground Floor



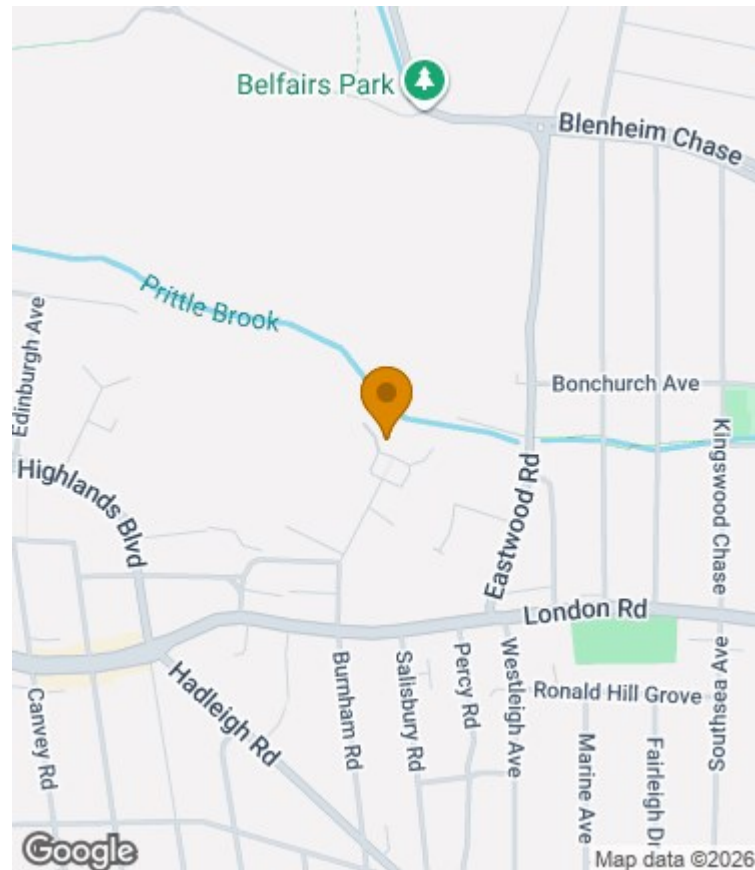
This floorplan is for illustration purposes only. The room sizes, locations of doors, windows and other features are approximate. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D			
(39-54) E		45	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

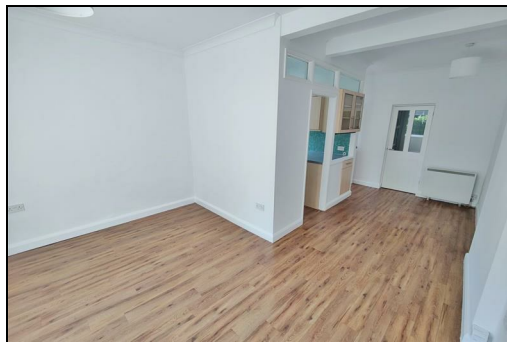
Viewing

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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GROUND FLOOR FLAT IN PEACEFUL SETTING
BACKS ONTO BELFAIRS GOLF COURSE
DOUBLE BEDROOM
FITTED KITCHEN
WALKING DISTANCE OF LEIGH TRAIN STATION
AND BROADWAY





OVERLOOKS UNDERWOOD SQUARE
PRIVATE 100' REAR GARDEN
LARGE LOUNGE / DINER WITH WOOD BURNER
DETACHED GARAGE
NO ONWARD CHAIN

Underwood Square, Leigh-On-Sea
GUIDE PRICE £255,000 - £275,000



WHAT & WHERE - SITUATED IN A PEACEFUL SQUARE IN UNDERWOOD GARDENS AND BACKING ONTO BELFAIRS GOLF COURSE THIS GROUND FLOOR FLAT WITH A PRIVATE 100' REAR GARDEN. OFFERING A DOUBLE BEDROOM, LARGE LOUNGE/DINER WITH WOOD BURNER, FITTED KITCHEN AND A DETACHED GARAGE. LOCATED WITHIN WALKING DISTANCE OF LEIGH TRAIN STATION AND BROADWAY AND BEING SOLD WITH THE BENEFIT OF NO ONWARD CHAIN.

WHY - WE FEEL THIS FLAT REPRESENTS AN IDEAL FIRST TIME BUY, INVESTMENT PURCHASE OR FOR SOMEONE LOOKING TO DOWNSIZE TO SOMEWHERE PEACEFUL, YET WITHIN EASY REACH OF ALL AMENITIES AND TRANSPORT LINKS.

 1  1  1  E Council Tax Band : B



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Turner Sales & Lettings



ENTRANCE PORCH
4'9" x 3'6" (1.45m x 1.07m)

LOUNGE / DINER
25' into bay x 13'10" reducing to 9'6" (7.62m into bay x 4.22m reducing to 2.90m)

FITTED KITCHEN
8'1" x 6'7" (2.46m x 2.01m)

INNER HALLWAY
6'2" x 5'5" (1.88m x 1.65m)

BEDROOM
12'2" x 10'6" (3.71m x 3.20m)

BATHROOM
7'10" x 5'4" (2.39m x 1.63m)

REAR GARDEN
approximately 100' (approximately 30.48m)

DETACHED GARAGE

NO ONWARD CHAIN

AGENTS NOTE

THE PROPERTY IS BEING SOLD WITH THE FREEHOLD
LEASE LENGTH - 199 YEARS FROM JUNE 1969
REMAINING YEARS 142
SERVICE CHARGE - AD HOC
GROUND RENT - NIL
PLEASE NOTE - THE PHOTOGRAPHS WERE TAKEN BEFORE THE LAST TENANT MOVED INTO THE PROPERTY AND ARE FOR GUIDANCE PURPOSES ONLY.

