



Connells

Leighfields Road
Leigh-On-Sea

Leighfields Road Leigh-On-Sea SS9 5NR

for sale guide price
£300,000



Property Description

**** £300,000 to £325,000 ** GUIDE PRICE ****

Positioned in the heart of Leigh-on-Sea, this two-bedroom semi-detached house presents an excellent opportunity for first-time buyers, investors, or those looking to put their own stamp on a property. Offered with no onward chain, the home provides approximately 905 sq ft of accommodation and requires modernisation throughout, making it an ideal project with fantastic potential.

The ground floor boasts two reception rooms, offering versatile living and entertaining space, while upstairs you'll find two well-proportioned bedrooms. Externally, the property benefits from off-street parking and a generous south-backing rear garden measuring approximately 60ft, perfect for those who enjoy outdoor space.

Situated within easy reach of Leigh-on-Sea's many amenities, the property is conveniently located for local shops, supermarkets, schools and transport links. Leighfields Road is close to Lidl Eastwood, The Eastwood Academy, and offers access to Leigh-on-Sea Station, making it ideal for commuters and families alike.

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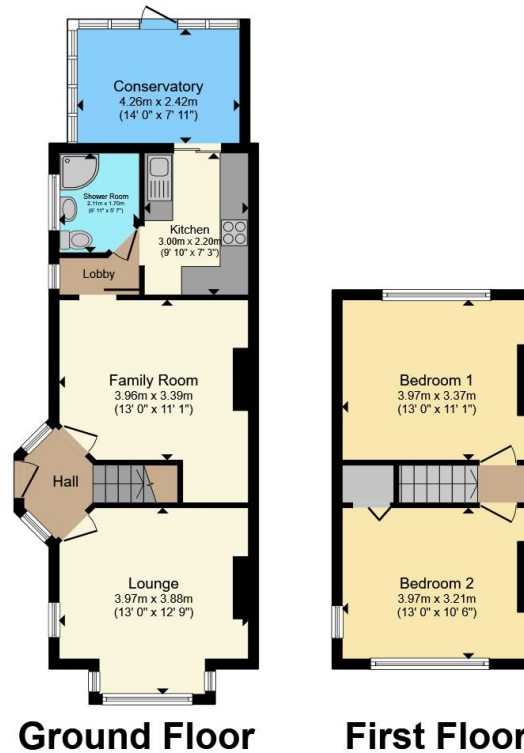
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Total floor area 85.1 m² (916 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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113-115 High Street
 RAYLEIGH SS6 7QA

EPC Rating: E Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/RAY309397



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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