

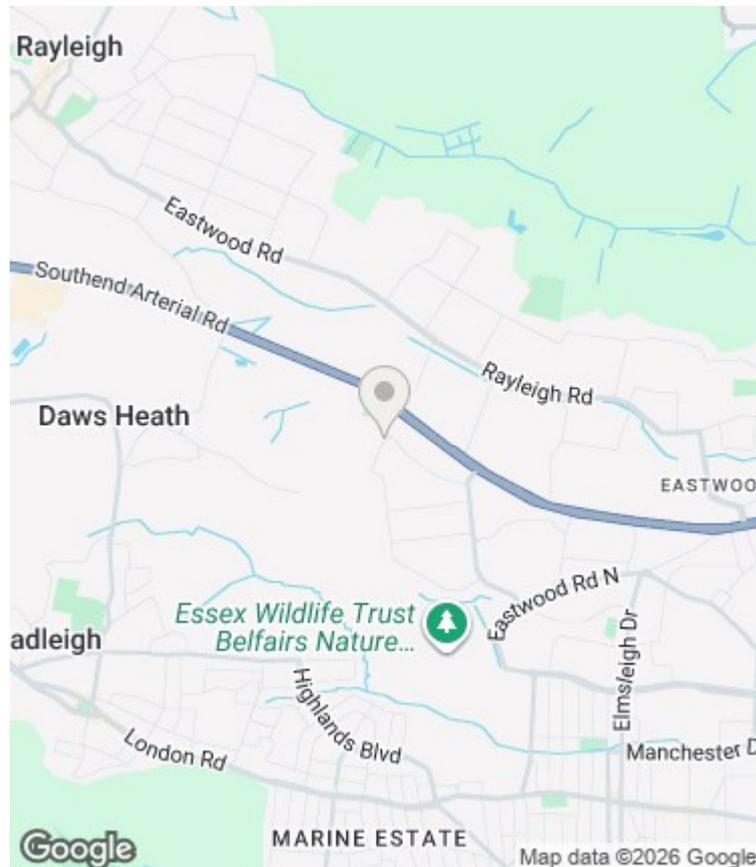
This floorplan is for illustration purposes only. The room sizes, locations of doors, windows and other features are approximate.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	
(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



Turner Estates 34 Broadway, Leigh-on-Sea, Essex, SS9 1AJ
01702710555
info@turnerestates.co.uk

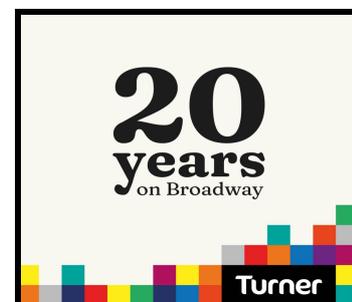


EXTENDED SEMI-DETACHED BUNGALOW IN SOUGHT
AFTER LOCATION
TWO DOUBLE BEDROOMS
SPACIOUS OPEN PLAN LOUNGE/KITCHEN/DINER WITH
BI-FOLDING DOORS
GOOD SIZE LOW MAINTENANCE REAR GARDEN
NO ONWARD CHAIN

RECENTLY RE-DECORATED
MODERN SHOWER ROOM
UTILITY ROOM
DRIVEWAY FOR MULTIPLE VEHICLES
VIEWING AN ABSOLUTE MUST

Woodside, Leigh-On-Sea

Guide Price £400,000 - £425,000



WHAT & WHERE - LOCATED IN THE SOUGHT AFTER WOODSIDE AREA OF LEIGH ON SEA, THIS WELL PRESENTED AND EXTENDED SEMI-DETACHED BUNGALOW, OFFERED FOR SALE WITH NO ONWARD CHAIN. WITH TWO DOUBLE BEDROOMS, OPEN PLAN LOUNGE/ KITCHEN/DINER, UTILITY ROOM, LOW MAINTENANCE REAR GARDEN AND DRIVEWAY FOR MULTIPLE VEHICLES. VIEWING IS HIGHLY RECOMMENDED.

WHY - PERFECT FOR THOSE LOOKING TO DOWNSIZE, OR FOR SOMEONE TO TAKE THE NEXT RUNG ON THE PROPERTY LADDER

 2  1  1  D Council Tax Band : C



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ENTRANCE HALL
3.18m x 1.32m (10'5" x 4'4")

LOUNGE
4.80m x 3.53m (15'9" x 11'7")

KITCHEN / DINER
5.99m x 5.49m (19'8" x 18')

UTILITY ROOM
2.26m x 1.57m (7'5" x 5'2")

BEDROOM ONE
3.78m x 3.12m (12'5" x 10'3")

BEDROOM TWO
3.12m x 2.97m (10'3" x 9'9")

SHOWER ROOM
2.62m x 1.42m (8'7" x 4'8")

REAR GARDEN
approximately 13.72m
(approximately 45')

DRIVEWAY FOR MULTIPLE VEHICLES

NO ONWARD CHAIN



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