

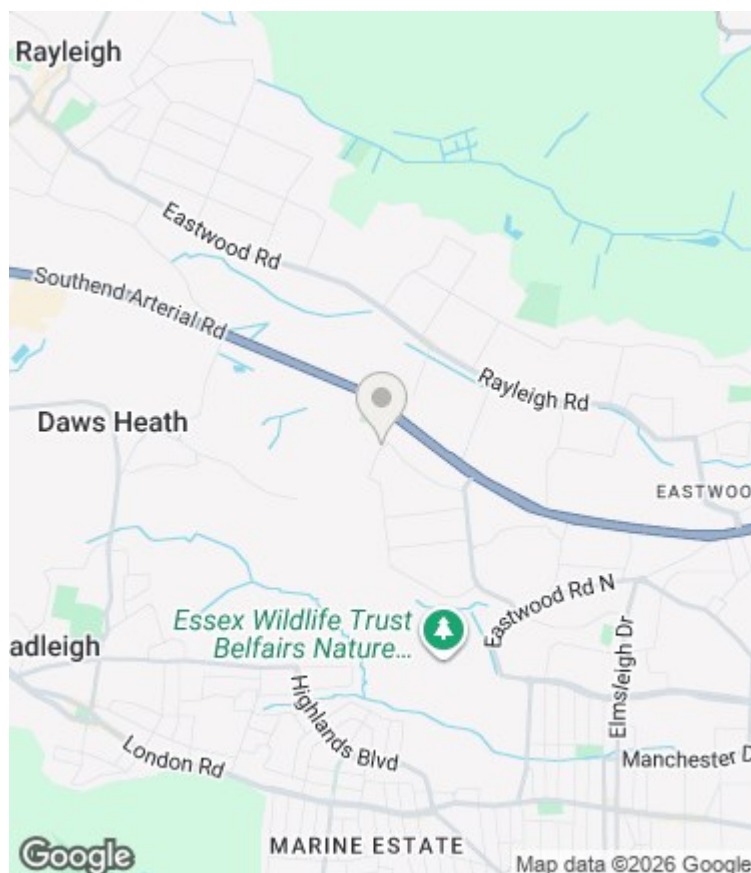


| Energy Efficiency Rating                    |           |                                                                                     |
|---------------------------------------------|-----------|-------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                           |
| Very energy efficient - lower running costs |           |                                                                                     |
| (92 plus) <b>A</b>                          |           | <b>83</b>                                                                           |
| (81-91) <b>B</b>                            |           |                                                                                     |
| (69-80) <b>C</b>                            |           |                                                                                     |
| (55-68) <b>D</b>                            | <b>56</b> |                                                                                     |
| (39-54) <b>E</b>                            |           |                                                                                     |
| (21-38) <b>F</b>                            |           |                                                                                     |
| (1-20) <b>G</b>                             |           |                                                                                     |
| Not energy efficient - higher running costs |           |                                                                                     |
| England & Wales                             |           | EU Directive<br>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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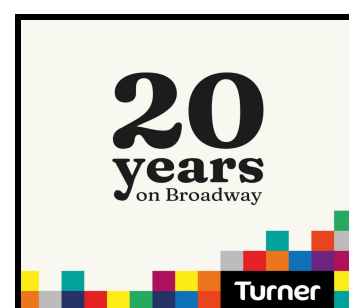


EXTENDED SEMI-DETACHED BUNGALOW IN SOUGHT  
AFTER LOCATION  
TWO DOUBLE BEDROOMS  
SPACIOUS OPEN PLAN LOUNGE/KITCHEN/DINER WITH  
BI-FOLDING DOORS  
GOOD SIZE LOW MAINTENANCE REAR GARDEN  
NO ONWARD CHAIN

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

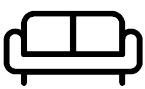
**Woodside, Leigh-On-Sea**

**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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Turner Sales & Lettings



#### 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



**[www.turnerstates.co.uk](http://www.turnerstates.co.uk)**

**01702 710555**

