



Leigh-On-Sea, £450,000, Two Bed Semi Detached Bungalow

Essex Guild Homes (EGH) are Delighted to offer this Two Bed Bungalow located just off "Woodside" within minutes of the Nature Reserve and Golf Course. Some Updating Required.

Good Size Throughout with 26ft Lounge / Dining and 14ft 10 Kitchen Breakfast.

Carpport to Side leads to Detached Garage.

Council Tax Band: C EPC Rating: D Tenure: Freehold



ESSEX GUILD HOMES

WE VALUE PEOPLE, NOT JUST PROPERTY

Leigh-On-Sea, Essex, SS9 4RF

SUPERB LOCATION JUST OFF "WOODSIDE" MINUTES FROM NATURE RESERVE AND GOLF COURSE

TWO BED SEMI-DETACHED BUNGALOW

MULTIPLE PARKING (SEE PHOTOS) WITH DRIVE, CAR PORT AND GARAGE

GREAT SIZE ROOMS

HUGE POTENTIAL TO RE-MODEL TO YOUR OWN STYLE

26FT LOUNGE / DINING ROOM

14FT 10 KITCHEN / BREAKFAST ROOM

NO CHAIN / PRICED TO SELL

IDEAL TO EXTEND IN VARIOUS DIRECTIONS !

Energy Performance Rating: D

Council Tax Band: C

Inspected By: Thomas Devlin-James

Disclaimer: The measurements indicated are supplied for guidance only, potential buyers are advised to re-check the measurements before committing to any expense.

Rooms:

Entrance Porch

6' 0" x 5' 3" (1.83m x 1.60m)

Hallway with Doors to All Rooms

17' 4" (5.28m)

Through Lounge / Dining Room

26' 3" x 13' 5"max (7.99m x 4.09m max)

Lounge Area with Fireplace and Double Glazed Window to Front

Dining Area with Double Glazed Sliding Doors to Rear Garden

Kitchen / Breakfast Room with Window Overlooking Rear Garden

14' 10" x 11' 0" (4.52m x 3.35m)

Utility Room, Small Conservatory Style with Door to Rear Garden

11' 10" x 5' 0" (3.60m x 1.52m)

Bedroom One with Double Glazed Bay Window to Front & Fitted Wardrobes

13' 7" x 10' 3" (4.14m x 3.12m)

Bedroom Two, Double Room with Double Glazed Window to Side & Fitted Wardrobes

10' 6" x 9' 1" (3.20m x 2.77m)

Shower Room with WC, Wash Hand Basin and Fitted Shower Cubicle

8' 0" x 5' 0" (2.44m x 1.52m)



Rear Garden with Patio, then Mostly Lawn.
Currently has Raised Pond which will be going and Re-Turfed

Front Garden and Drive with MULTIPLE Parking

Car Port to Side with further Off-Street Parking leads to Detached Garage

Detached Garage through Car Port Area



General Notes:

Heating: Via Gas Boiler and Radiators

Electricity: Mains Supply

Gas: Mains Supply

Water: Mains Supply

Sewerage: Mains Drainage

Construction: Standard Brick Built

Mobile: Good 4G & 5G Connections

Broadband: Standard to Ultrafast



