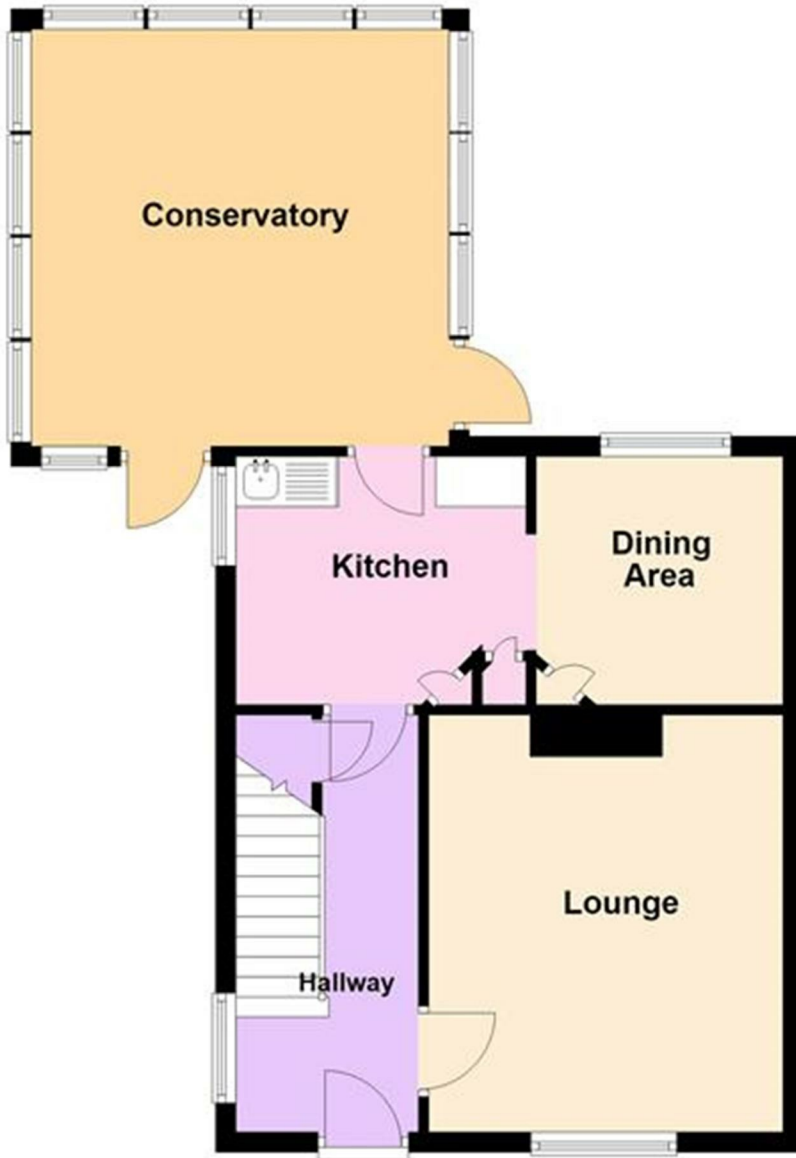
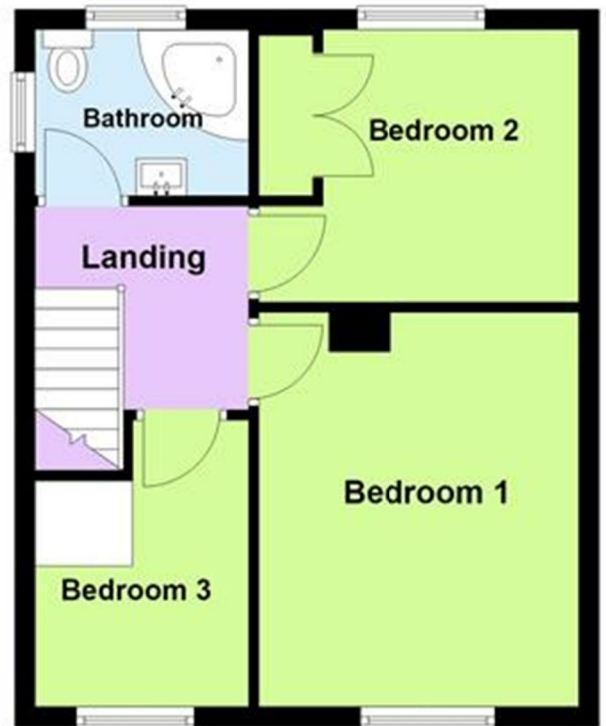


Ground Floor



First Floor

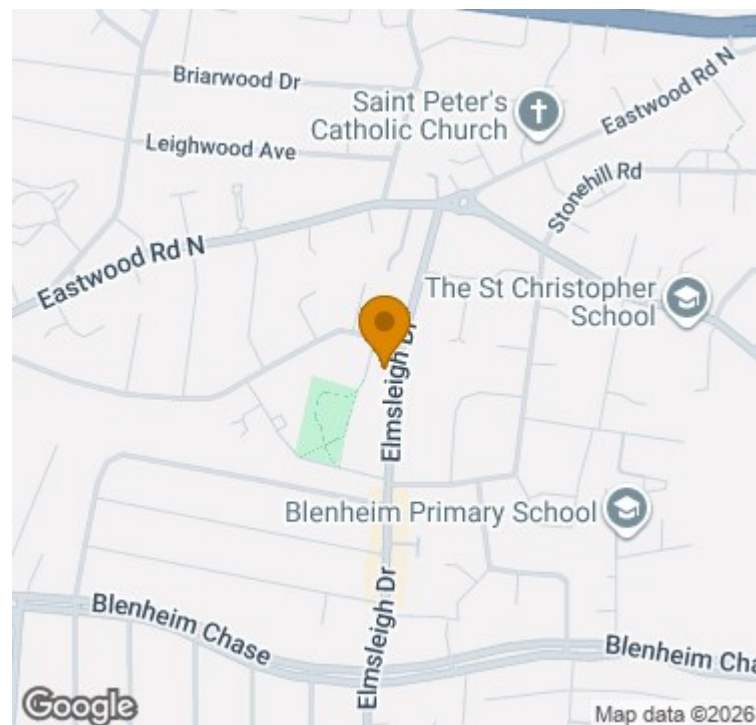


Energy Efficiency Rating

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

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



FANTASTIC OPPORTUNITY TO CREATE YOUR OWN HOME

POTENTIAL TO EXTEND (STP) AND ADD VALUE

THREE BEDROOMS

LARGE CONSERVATORY

SOUGHT AFTER RESIDENTIAL LOCATION

VERY LARGE PLOT

DOUBLE GARAGE AND DRIVEWAY TO THE REAR

NEW BOILER RECENTLY INSTALLED

REDECORATED & NEW CARPETS LAID THROUGHOUT

CATCHMENT FOR BLenheim PRIMARY AND BELFAIRS ACADEMY

Elmsleigh Drive, Leigh-On-Sea

GUIDE PRICE £375,000 - £400,000

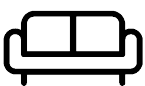


WHAT & WHERE - A FABULOUS OPPORTUNITY HAS ARISEN TO CREATE YOUR OWN HOME WITH THIS THREE BEDROOM END OF TERRACED HOUSE LOCATED IN THE POPULAR ELMSLEIGH DRIVE AREA OF LEIGH ON SEA. ALTHOUGH REQUIRING SOME UPDATING MAINLY IN THE KITCHEN AND BATHROOM, THE PROPERTY HAS RECENTLY BEEN REDECORATED THROUGHOUT, A NEW BOILER INSTALLED AND NEW CARPETS HAVE BEEN LAID THROUGHOUT. OCCUPYING AN UNUSUALLY LARGE PLOT, WHICH OFFERS THE POTENTIAL TO EXTEND TO THE SIDE AND REAR (STP), THERE IS ALSO A DOUBLE GARAGE AND DRIVEWAY TO THE REAR. THIS PROPERTY IS A BLANK CANVASS, WITH SOME MANY OPPORTUNITIES FOR AN INGOING PURCHASER TO ADD VALUE.

WHY - PERFECT AS A FIRST TIME PURCHASE, OR AS A PROJECT FOR SOMEONE LOOKING TO CREATE THEIR OWN BESPOKE PROPERTY. IT WOULD ALSO SUIT A YOUNG FAMILY OR SOMEONE WITH HOBBIES THAT THE DOUBLE GARAGE AND WORKSHOP WOULD LEND ITSELF TO.

 3

 1

 2



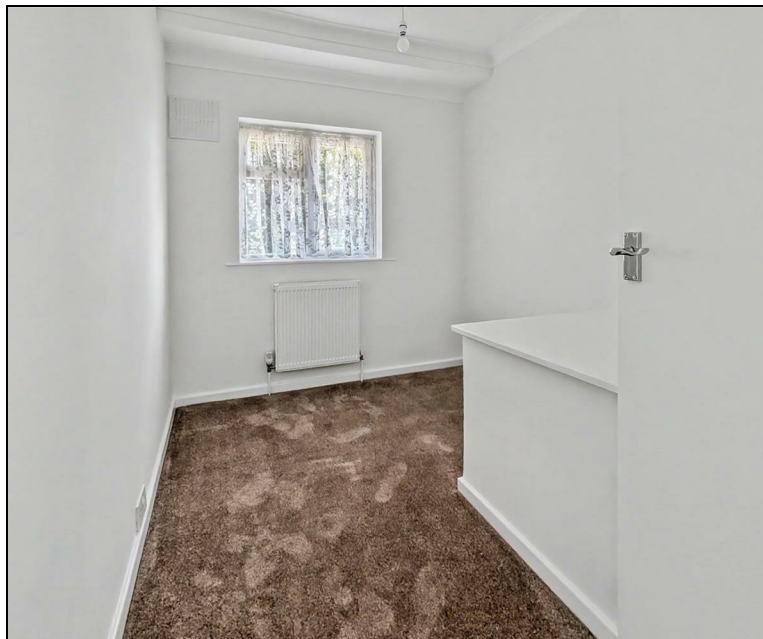
Council Tax Band : C



@turnersleigh



Turner Sales & Lettings



ENTRANCE HALL
12'10" x 5'10" (3.91m x 1.78m)

LOUNGE
13'7" x 11'6" (4.14m x 3.51m)

DINING AREA
8'1" x 8' (2.46m x 2.44m)

KITCHEN
9'6" x 8'11" (2.90m x 2.72m)

CONSERVATORY
13'7" x 11'7" (4.14m x 3.53m)

BEDROOM ONE
13'4" x 10'7" (4.06m x 3.23m)

BEDROOM TWO
8'6" x 8'1" plus door recess (2.59m x 2.46m plus door recess)

BEDROOM THREE
9'10" x 7'3" (3.00m x 2.21m)

BATHROOM
7'6" x 5'10" (2.29m x 1.78m)

DOUBLE GARAGE
21' x 14'8" (6.40m x 4.47m)

WORKSHOP
14'3" x 7'1" (4.34m x 2.16m)

LAGE REAR GARDEN
approximately 60' x 48' (approximately 18.29m x 14.63m)



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01702 710555

