



## Leigh-On-Sea, Guide Price £325,000 - £335,000, 3 Bed Semi

Essex Guild Homes are Delighted to offer For Sale this **Un-overlooked** Three Bedroom Family Home **backing a small field**. Some General updating required and the Price Reflects this. 24ft 5 Lounge opens to Dining Room, Fitted Kitchen. Very long Block Paved Drive to Front for Multiple Vehicles.  
Council Tax Band: **B** EPC Rating: **TBC**



Juniper Road, Leigh-on-Sea, Essex, SS9 4BQ

## Features

PRICED TO REFLECT **GENERAL UPDATING**

**THREE** BED FAMILY HOME

UN-OVERLOOKED AND **BACKING A SMALL FIELD**

**BLOCK PAVED DRIVE** ALLOWING MULTIPLE PARKING

**25FT 5 OPEN PLAN** LOUNGE / DINING ROOM

DOUBLE GLAZING AND **GAS CENTRAL HEATING**

THREE PIECE BATHROOM SUITE

REAR GARDEN **55FT - 60 FT**

THE SELLERS HAVE FOUND A **VACANT PROPERTY**

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**Energy Performance Rating:**

**Council Tax Band:** TBC

**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.

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**Entrance Hall**

13' 11" (4.24m)

**Through Lounge / Dining Room**

24' 5" x 12' 8" (7.44m x 3.86m)

**Lounge Area**

13' 10" x 12' 8" (4.21m x 3.86m)

**Dining Area**

10' 2" x 9' (3.10m x 2.74m)

**Fitted Kitchen**

11' 6" x 9' 8" (3.50m x 2.94m)

**First Floor Landing**

**Bedroom One**

12' 2" x 11' 5" (3.71m x 3.48m)

**Bedroom Two**

12' x 10' 4" (3.65m x 3.15m)

**Bedroom Three**

8' 3" x 8' 2" (2.51m x 2.49m)

**Family Bathroom**

8' 0" x 7' 5" (2.44m x 2.26m)

**Rear Garden Approx 55ft -60ft**

**Block Paved Front Drive**

Allowing Multiple Parking

**Notes from the Seller**

The Following Works have been carried out Since 2015

Cavity Wall Insulation 2015

**House Re-Wired 2015**

Kitchen installed 2015

**New Boiler 2018**

Double Glazing 2018

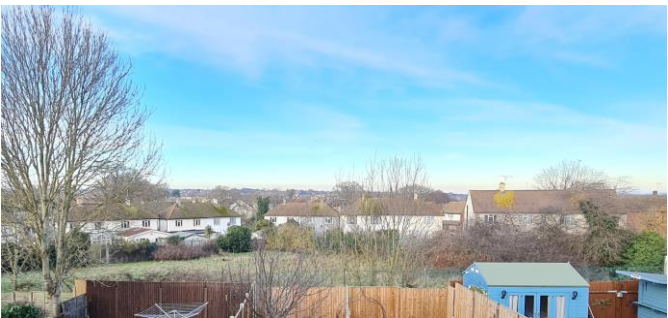
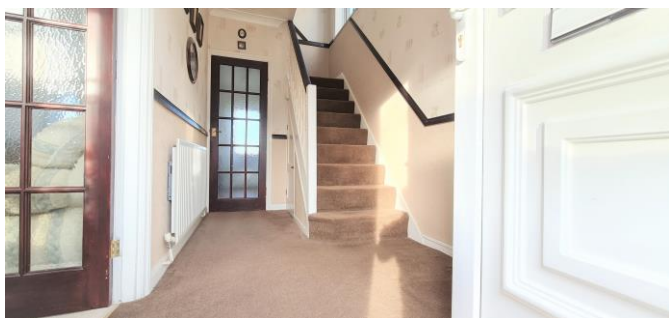
**Front Drive Paved 2021**

Tv Aerial Replaced 2021

**Bathroom Works 2022**

Rear Garden Fence 2022

**Rear Patio 2022**



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