



Leigh-On-Sea, Guide Price £400,000 - £415,000, Two Bed Semi-Detached Bungalow

Fantastic Opportunity to Purchase this Good Size Two / Three Bed Semi Detached Bungalow which is Currently being Redecorated throughout. Lovely Size 22ft 7 Lounge / Dining Room, 13ft 3 Kitchen Breakfast Room, Modern Shower Room.

Rear Garden in Excess of 60ft and South Facing. Garage to Rear.

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



ESSEX GUILD HOMES

WE VALUE PEOPLE, NOT JUST PROPERTY

Danescroft Drive, Essex, SS9 4NH

TWO / THREE BED SEMI DETACHED CHARACTER BUNGALOW

CURRENTLY BEING "RE-DECORATED THROUGHOUT"

22FT 7" LOUNGE / DINING ROOM

EASY CONVERSION BY THE SELLER TO CONVERT THE DINING AREA BACK TO A 3RD BEDROOM IF NEEDED

VERY CLOSE TO BELFAIRS NATURE RESERVE, WOODS, GOLF COURSE, AND MULTIPLE CHOICE OF SHOPS NEARBY

NICE SIZE KITCHEN / BREAKFAST TO REAR

IDEAL TO EXTEND UNDER PERMITTED DEVELOPMENT TO REAR OR WITH A LOFT CONVERSION

SOUTH FACING REAR GARDEN IN EXCESS OF 60FT PLUS 30FT WIDE FRONT GARDEN

GARAGE TO REAR

VENDOR HAS FOUND A VACANT PROPERTY TO PURCHASE WITH NO CHAIN AHEAD

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 Hall

16' 5" (5.00m)

Lounge / Dining Room

22' 7" x 12' 10" (6.88m x 3.91m)

Lounge Area with Double Glazed Bay Window to Front

Dining Area

This Area was previously "Bed Three" and Could be Returned by the Seller !

Fitted Kitchen / Breakfast Room

13' 3" x 10' 3" (4.04m x 3.12m)

Bedroom One with Double Glazed Window to Front

13' 3" x 10' 3" (4.04m x 3.12m)

Bedroom Two with Double Opening Doors to Rear Garden

11' 5" x 10' 1" (3.48m x 3.07m)

Shower Room with Double Glazed Window to Garden

8' 2" x 8' 1" (2.49m x 2.46m)

Garden / South Facing

in Excess of 60ft Rear Garden with Patio the Mostly Lawn

Garage to Rear accessed via Shared Drive

Front Garden Ideal to Extend the Parking

Construction: Standard Solid Brick Built

Mobile Coverage: Assessed as Good 4G & 5G Coverage

Broadband Coverage: Standard to Ultrafast.

Information provided by Ofcom Checker