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## Arterial Road, Leigh-On-Sea Guide price £400,000

Guide price - £400,000 - £450,000,

Offered with no onward chain, this spacious 2-bedroom detached bungalow in a sought-after Leigh-on-Sea location is packed with potential and perfect for those looking to modernise and make their own. Set on a generous plot, the property includes a detached garage, three external outbuildings with electric and power, and a large, mature, private rear garden with multiple fruit trees and the front has a secluded patio area with a tranquil pond.

Situated in a quiet residential area with easy access to local amenities, schools, and transport links, this property offers an exciting opportunity to create a stunning bespoke home in a highly desirable part of Leigh-on-Sea.

[www.aspireestateagents.co.uk](http://www.aspireestateagents.co.uk)

**Kitchen**

16'8" x 14'9" (5.09 x 4.52)

**Living/Dining**

24'11" x 14'10" (7.61 x 4.54)

**Bedroom One**

13'9" x 8'5" (4.20 x 2.59)

**Bedroom Two**

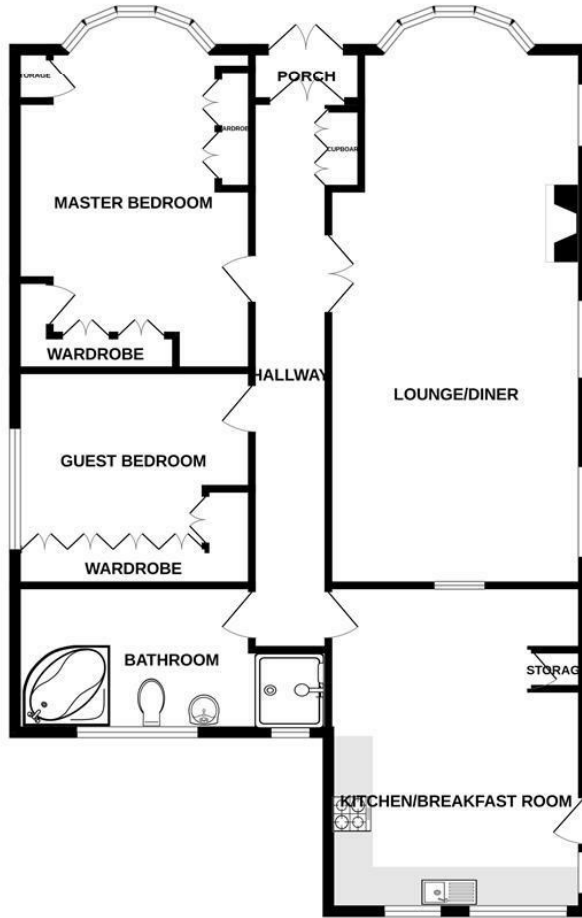
11'11" x 8'3" (3.65 x 2.53)

**Ensuite****Bathroom**

11'9" x 7'6" (3.60 x 2.29)

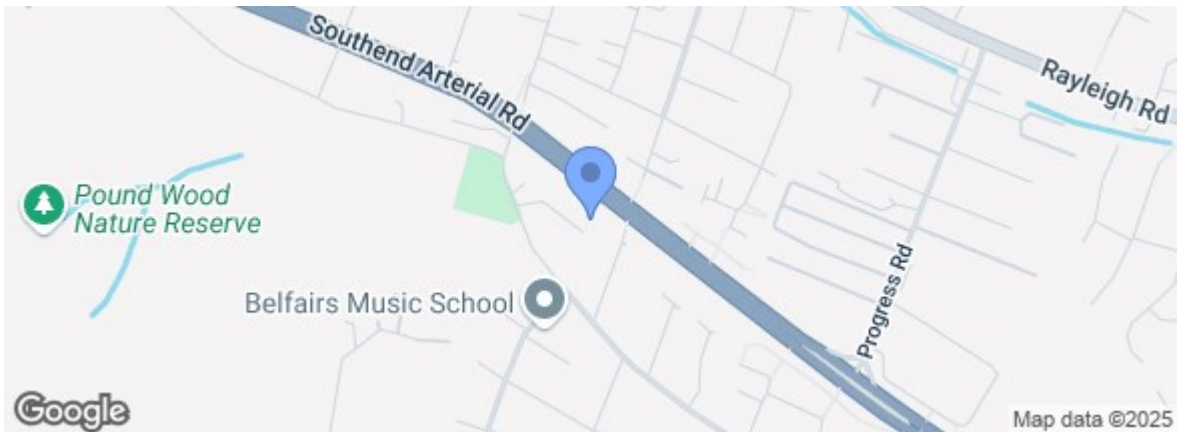
**Hallway****Loft Space****Rear Garden****Front Garden****Garage****Driveway**

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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			
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales EU Directive 2002/91/EC			



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.