



**27 Cheltenham Drive, Leigh-On-Sea, Essex SS9 3EQ**  
**£350,000**



\*\*\*\*\* 3 BEDROOM SEMI DETACHED BUNGALOW BEING JUST NORTH OF LONDON ROAD \*\*\*\*\*

This spacious 3 bedroom semi detached bungalow offers much scope and potential for improvement with a large loft area, spacious lounge, kitchen/diner, bathroom/wc, UPVC double glazing, conservatory, 40' garden, off road parking. Situated in a popular location for local shops and excellent School catchments, Leigh Broadway & rail Stations are also close by

## ACCOMMODATION

### RECEPTION HALL

UPVC door with glazed inset, coving, picture rail, radiator, power points, access to loft space with much scope for loft conversion,

### LOUNGE

16' 11'7" (4.88m x 3.53m)

UPVC double glazed window to front, feature wood fire surround with inset cast iron grate, granite hearth, coving, radiator, power & Sky point,

### KITCHEN/DINING ROOM

18' x 12' reducing to 9' (5.49m x 3.66m reducing to 2.74m)

UPVC double glazed window & French doors to rear, fitted with range of modern beech wood eye level & base level units, rolled edge work tops, stainless steel sink drainer with mixer taps, gas hob, extractor fan, double oven, laminate flooring, plumbing for washing machine, coving, power points,

### CONSERVATORY

10' x 10' (3.05m x 3.05m)

UPVC double glazed windows to two elevations & French doors to the rear garden, tiled flooring, power points,

### BEDROOM 1

16'1" x 10'5" (4.90m x 3.18m)

UPVC double glazed window to front, fitted wardrobes to alcoves, radiator, power points, coving,

### BEDROOM 2

14' x 9'8" (4.27m x 2.95m)

UPVC double glazed window to front, radiator, power points, coving,

### BEDROOM 3

11' x 9'6" (3.35m x 2.90m)

UPVC double glazed window to rear, radiator, power points, coving,

### BATHROOM

UPVC double glazed window to rear, white suite comprising, paneled bath with shower over and fitted screen, low level wc, pedestal wash hand basin, heated towel rail, part tiled walls, extractor fan,

## OUTSIDE

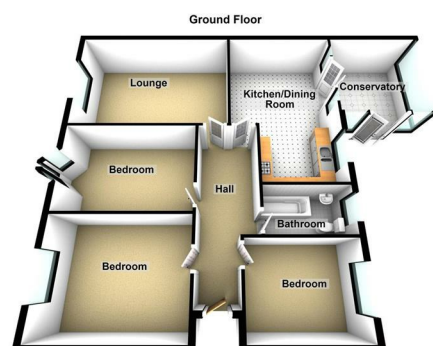
### REAR GARDEN

40' (12.19m)

Mainly laid to lawn established shrubs, tap, access to front,

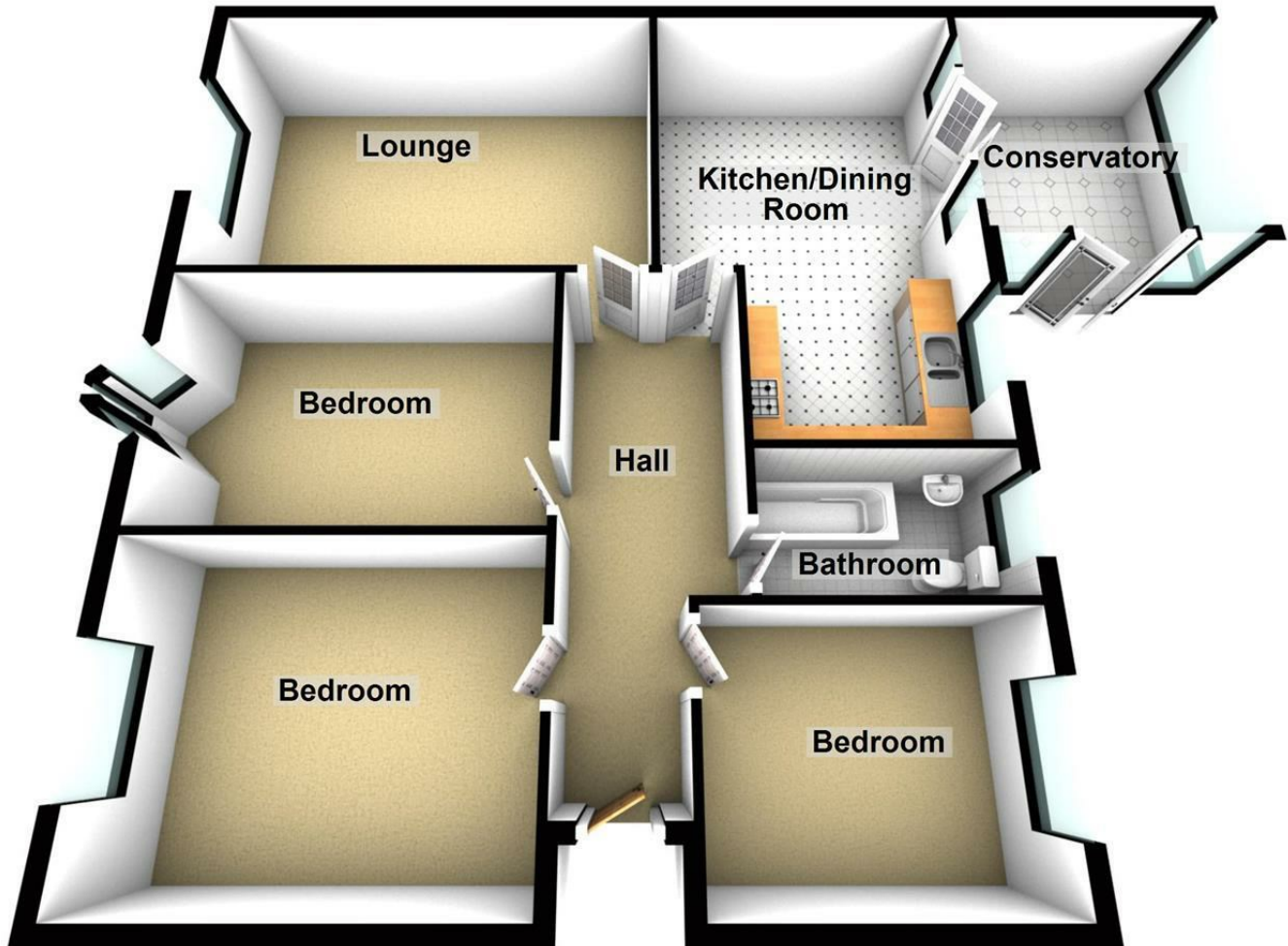
### FRONT GARDEN

Laid to block paving providing parking, retaining front boundary wall,





## Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		