



\* PARKING \* SOUTH FACING GARDEN \* TWO SHOWER ROOMS \* OPEN-PLAN LIVING \* This deceptively spacious three bedroom family home offers open plan living for a modern family with it's lounge-diner across the back of the house and french doors opening into both the front lounge and the south facing rear garden. Upstairs has three bedrooms, with the added benefits of a feature bay window and an en-suite, as well as the main family bathroom. The home is perfectly positioned for commuters and has off-street parking available. The school catchment is brilliant with Eastwood Primary and Nursery and the Belfairs Academy on offer. PLEASE READ the whole advert, details below.

To book a viewing please contact Bear Estate Agents on 01702 887496. Please call or visit GOTO Group for more information.

This property is offered for sale using a Reservation fee process. When an offer is accepted, the buyer will be required to pay a non-refundable Reservation fee of 3.6% of the purchase price including VAT and a Legal Pack fee of £354 including VAT (this is subject to a minimum amount of £6600 including VAT and a Legal Pack Fee of £354 including VAT). This secures the transaction and takes the property off the market. The buyer will be required to agree to our terms and conditions prior to solicitors being instructed. If you require a copy of these documents, or for further information, please contact the Reservation Fee team at GOTO Group.

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## Arterial Road

Leigh-on-Sea

**£325,000**

Offers Over





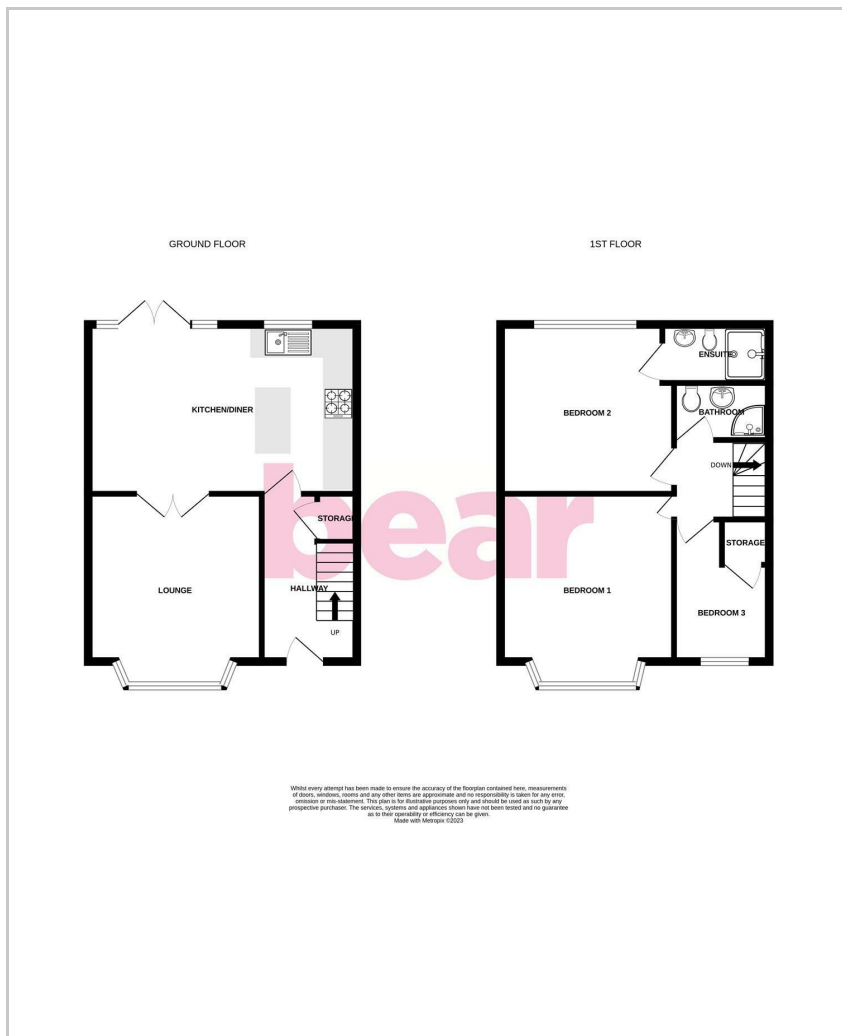
# Arterial Road



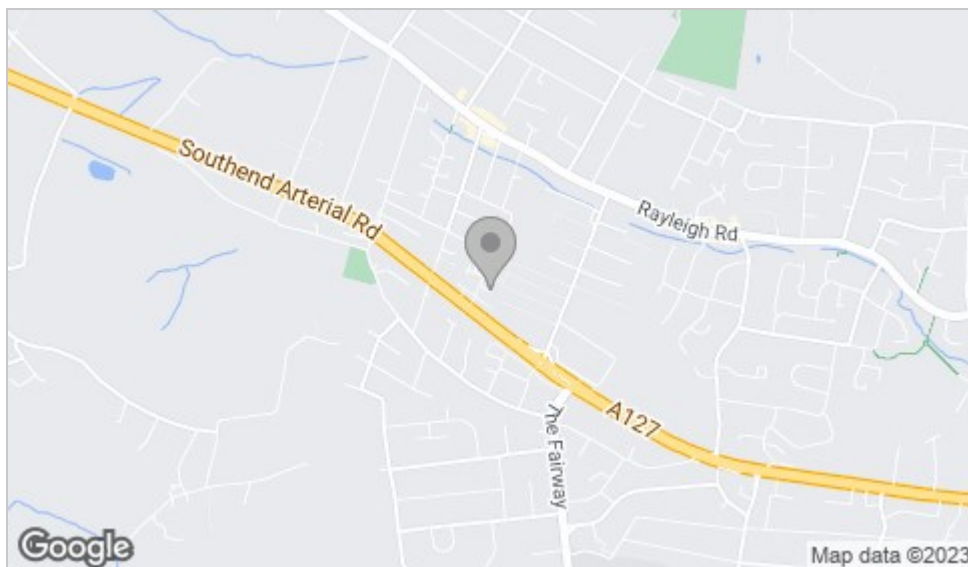




## Floor Plan



## Area Map



## Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 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 guidance and do not constitute any part of an offer or contract. Intending purchasers should not 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 representation or warranty in respect of the property.

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## Energy Efficiency Graph

