



FOR SALE

**St. Davids Drive,
Leigh-On-Sea SS9 3RE**

Offers In The Region Of £400,000 Freehold Council Tax Band - D

1076.00 sq ft

- Semi Detached Bungalow
- Two Double Bedrooms
- Quiet Residential Location
- Off Street Parking
- Detached Garage
- Unoverlooked Private Rear Garden
- Gas Central Heating
- Conservatory
- Highland Estate
- No Onward Chain

Selling & letting all types of property in Chalkwell,
Westcliff, Leigh, Southend and the surrounding areas.

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Description

****HIGHLANDS ESTATE LOCATION****

If you are looking for a bungalow on the Highlands Estate in need of a little TLC, look no further than this two double bedroom semi-detached property which has the added bonus of a detached garage making the plot larger than average.

Internally, the property boasts a large lounge/diner, two spacious bedrooms, bathroom, kitchen, conservatory and private rear garden.

Situated on the ever popular Highlands Estate and being offered with no onward chain makes this property very desirable and has plenty of potential to be your new home.

To arrange a viewing, please contact us today.

Hallway

Doors leading to accommodation.

Lounge

17'7" x 12'3" (5.38 x 3.74)

A spacious open room leading through to the dining room, offering plenty of light from a large south facing window and has

Dinning Room

11'4" x 11'1" (3.47 x 3.40)

Bedroom 1

13'7" x 12'5" (4.16 x 3.8)

Bedroom 2

10'6" x 9'1" (3.21 x 2.77)

Bathroom

8'1" x 5'1" (2.48 x 1.56)

Kitchen

10'6" x 6'7" (3.22 x 2.03)

Conservatory

12'2" x 8'3" (3.71 x 2.53)

Rear Garden

Driveway/Front Garden

School Catchment

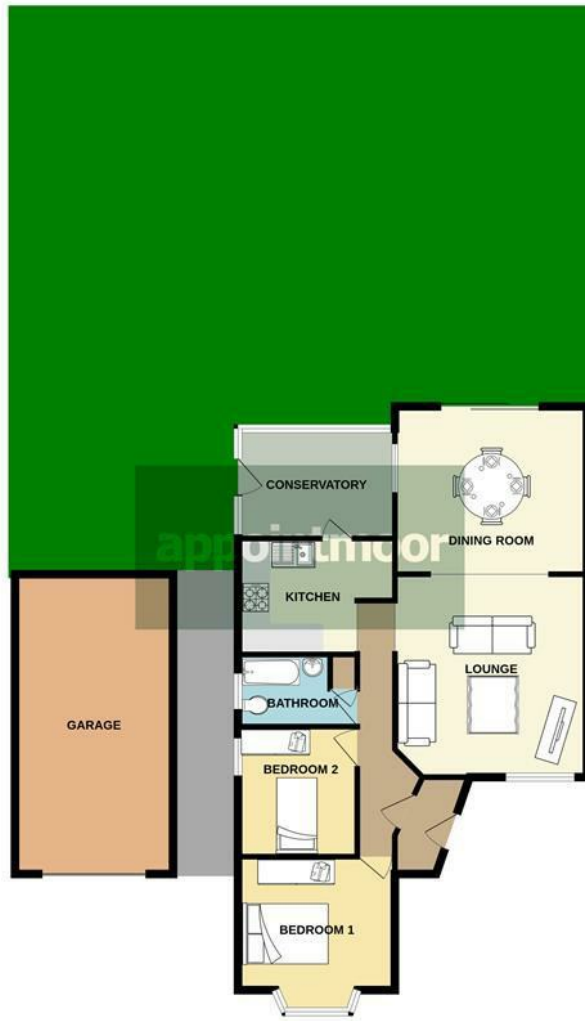
Tenure

Freehold

Information

We must make all buyers aware that there is a Badger set in the land at the rear of the property.





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		54	
(21-38) F			
(1-20) G			74
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	
(21-38) F			
(1-20) G			57
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

AGENTS NOTES: Appointmoor Estates Ltd as our Vendors Agents have endeavoured to check the accuracy of these sales particulars, but however, can offer no guarantee. These details are prepared as a general guide only, including details regarding lease, service charge, lease length and ground rent/review periods, council tax and deposit amount, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own independent experts to verify the statements contained herein and before committing themselves to any expenditure or other legal commitments. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested. Floor plans are not to scale and only provide an indication of the layout. All measurements are approximate and should not be relied upon. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars.

VIEWINGS: BY APPOINTMOOR ESTATES ONLY

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