



FOR SALE

**Suffolk Avenue,
Leigh-On-Sea SS9 3HF**

£269,500 Freehold

- Mid Terrace House
- Two Double Bedrooms
- Garage
- Privater Rear Garden
- Lounge
- Seperate Kitchen
- Conservatory
- Convenient for Local Schools
- Popular Leigh Location
- Close to Travel Routes

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

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Description

Superb two double bedroom mid terrace house in a popular area of Leigh. Situated close to local travel routes and in a great location for highly regarded junior and secondary schools. To the ground floor is a fitted kitchen, lounge and conservatory leading out to a private rear garden. The first floor offers two double bedrooms, one with fitted wardrobes and three piece bathroom. With the additional benefit of a garage in a block, viewing is advised.

Entrance

Brick paved front with UPVC front door into hallway. Doors to rooms.

Kitchen

9'9 x 6'9 (2.97m x 2.06m)

Kitchen to front of property with double glazed window, range of wall and base units with work surface and tiled splash backs, vinyl floor, spotlights and wall mount boiler. Space for appliances.

Lounge

13'5 x 12'8 (4.09m x 3.86m)

Lounge to rear aspect with fitted carpet, radiator and light fixture. Sliding doors to conservatory.

Conservatory

9'7 x 9'2 (2.92m x 2.79m)

Part brick built double glazed conservatory with fitted carpet, radiator and door out to rear garden.

First Floor

Stairs to first floor.

Bedroom 1

12'9 x 8'11 (3.89m x 2.72m)

Bedroom to front aspect with double glazed window, radiator and fitted carpet.

Bedroom 2

12'9 x 8'11 (3.89m x 2.72m)

Bedroom to rear aspect with double glazed window, radiator and fitted carpet.

Bathroom

6'3 x 5'8 (1.91m x 1.73m)

Fully tiled three piece bathroom comprising of WC, pedestal wash hand basin and bath with overhead shower.

Rear Garden

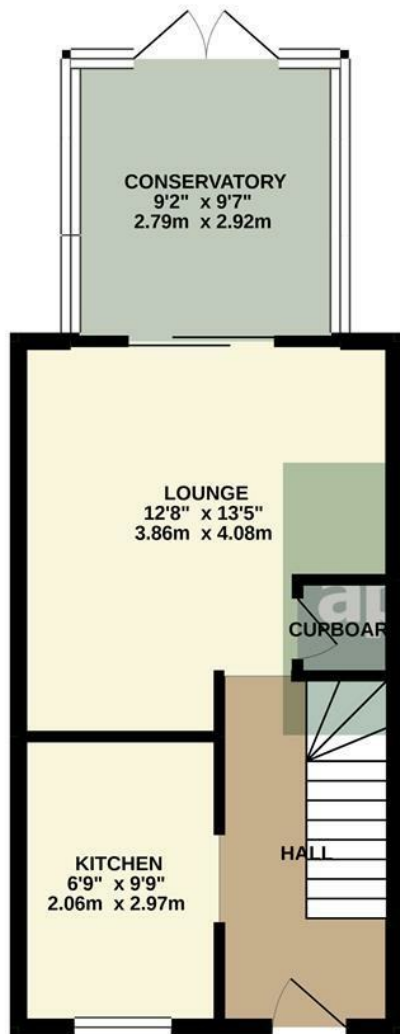
Low maintenance rear garden with timber fencing & shed.

Garage

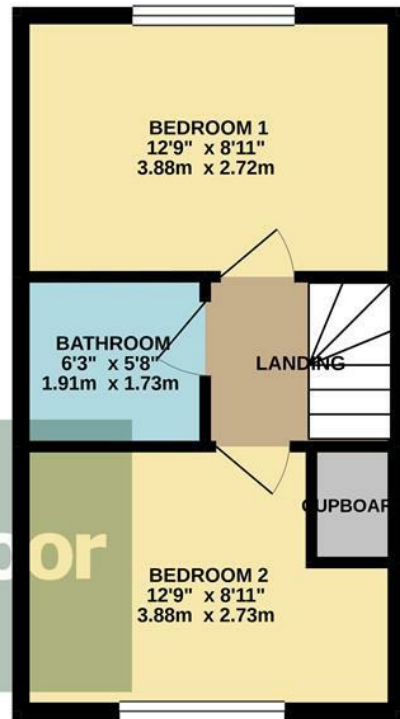
Single garage in block.



GROUND FLOOR
383 sq. ft. (35.6 sq. m.) approx.

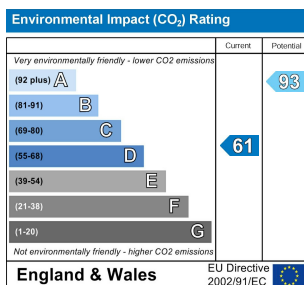
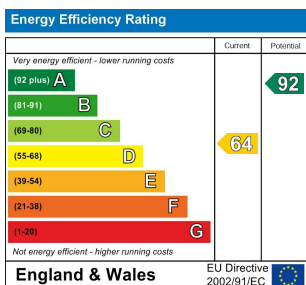


1ST FLOOR
300 sq. ft. (27.9 sq. m.) approx.



TOTAL FLOOR AREA: 684 sq. ft. (63.5 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Appointmoor Sales 72 The Ridgeway,
Chalkwell, Westcliff-on-Sea, Essex, SS0 8NU
T. 01702 719966 W. appointmoor.co.uk

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