



LORD ROBERTS AVENUE, LEIGH ON SEA
£300,000 FREEHOLD

ONE BEDROOM GROUND FLOOR FREEHOLD MASONETTE WITH OWN REAR GARDEN

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DESCRIPTION:

A charming and delightful one-bedroom period ground floor apartment. A true gem in a sought-after location. Boasting a bright and airy feel throughout, this property offers a convenient and spacious living space, perfect for those looking for a comfortable home.

This lovely one-bedroom freehold ground floor maisonette has a host of original features, a large bay fronted lounge, double bedroom, kitchen, bathroom and garden room.

The well-maintained property features a lovely east facing rear garden, providing a tranquil outdoor space to relax and unwind.

Located in a popular residential area in Leigh-on-Sea, South of the London Road, is this beautifully presented one double bedroom ground floor flat. Useful travel links such as major bus routes, the A13 and A127 are all close to hand with Chalkwell Train

Station within walking distance, serving London Fenchurch Street via the C2C line.

Don't miss out on this fantastic opportunity to own a beautiful property in a prime location.

Original wooden and glazed entrance door leading to inner hallway, wood effect flooring, radiator, original coving, pendant light fitting, doors leading to: -

Lounge 18'6 x 12'6: - A lovely spacious room with a large bay window to front. Radiator, original feature fireplace and surround, original skirting, coving, picture rail and ceiling rose.

Kitchen 15'2 x 7'9: - A modern fitted kitchen with a window to side, door leading to garden room. Range of working surface to two walls with base units below and eye level units, inset single drainer sink, electric hob

with extractor hood above and oven below. Tiled surround. Space for kitchen appliances. Tiled surrounds, picture rail and wood effect flooring.

Bedroom 15' 13 x 10'5: - Original French Doors leading to garden room, fitted carpet, radiator, original fireplace and surround, original skirting, coving, picture rail and ceiling rose.

Bathroom 9'8 x 7'8: - Obscure double glazed windows to rear aspect, bath with shower over, low level WC, pedestal wash basin, heated towel rail, mosaic tiled splash backs.

Garden Room 11' 6'2: - Wooden glazed doors leading to garden, wood effect flooring.

Rear Garden: - East backing garden commencing with paving, established shrubs, further shingled area. Decked patio area.



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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: B

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



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