



## Suffolk Avenue, Leigh on Sea OIEO:- £270,000 *Freehold*

Winkworth of Legh are delighted to offer for sale this charming and well-maintained terrace house, ideal for first-time buyers or downsizers. Nestled in a quiet residential area, this 2-bedroom property exudes a cosy and homely atmosphere.



### KEY FEATURES

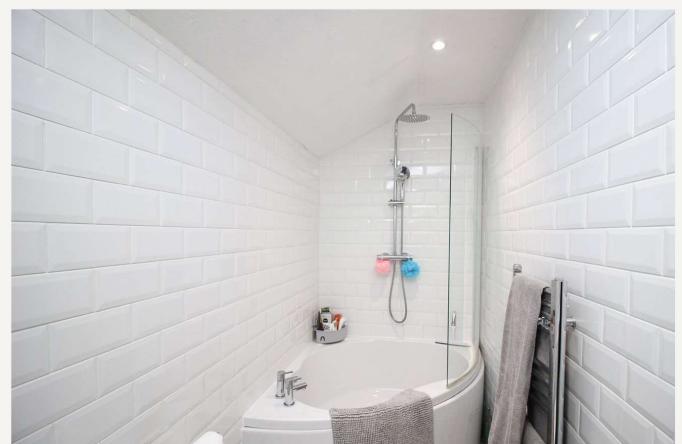
- Terrace House
- Two Bedrooms
- Lounge
- Kitchen
- Ground Floor Cloakroom
- Bathroom





The house boasts a modern interior with a good-sized South facing garden, perfect for outdoor relaxation and entertaining. Additionally, benefit from parking for two cars and a garage providing ample storage space. With its affordable price point and convenient location, this property offers a fantastic opportunity to own a comfortable and inviting home.

Don't miss out on the chance to make this delightful house your own. Contact us today to arrange a viewing and experience the warmth and appeal of this lovely property.





## ROOM DESCRIPTIONS

### Accommodation: -

Lounge: - 4.19m x 3.20m (13'9" x 10'6") – Double glazed window to front and side. Radiator and stairs to first floor.

Ground Floor Cloakroom: – Obscure double-glazed window to front. Low level wc and wash hand basin.

Fitted Kitchen: - 3.15m x 1.65m (10'4" x 5'5") -Double glazed window to front. Range of working surfaces to two walls with units below. Inset four ring gas hob, oven below and extractor hood over. Inset sink unit. Space for kitchen appliances. Tiled surrounds. Under stairs storage.

Bedroom One: - 2.97m x 2.84m (9'9" x 9'4"). Double glazed window to side and radiator.

Jack and Jill Bathroom: - 2.90m x 1.22m (9'6" x 4'). Modern white three piece comprising of corner bath with shower unit, low level wc and wash hand basin. Tiling to walls

Bedroom Two/Nursery: - 2.18m x 1.98m (7'2" x 6'6"). Double glazed window to front and radiator.

### Exterior: -

Driveway For 2 Cars.

Detached Garage - 5.21m x 2.62m (17'1" x 8'7"). Up and over. Personal door to: -

Own Private Rear Garden Access Via Garage: – South backing commencing of a raised decked area and the rest is laid to lawn.

## MATERIAL INFO

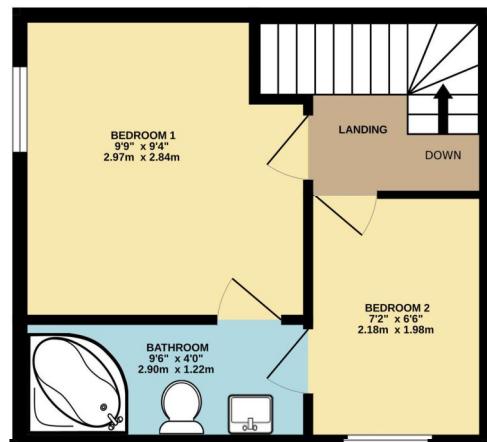
**Tenure:** Freehold

**Council Tax Band:** B

**EPC rating:** D

## GROUND FLOOR

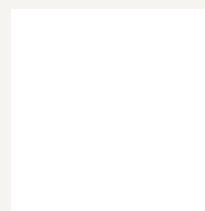
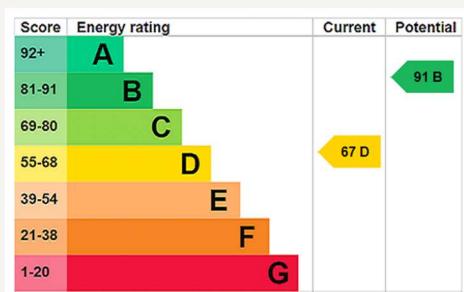
## 1ST FLOOR



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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<https://www.winkworth.co.uk/sale/property/LOS260006>

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.

**Leigh On Sea**

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**Winkworth**

for every step...

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