



THE FAIRWAY, LEIGH ON SEA
£400,000 FREEHOLD

A LOVELY TWO BED SEMI DETACHED BUNGALOW WITH CONSERVATORY AND OFF-STREET PARKING

Leigh On Sea | 01702 470625 | leighonsea@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

Winkworth of Leigh are delighted to bring to the market this two-bedroom semi-detached bungalow situated on the desirable Belfair's estate, close to the country park and golf course

The accommodation consists of two double bedrooms, lounge/diner, kitchen, shower room and conservatory, outside there is a east facing garden, a carport, garage and block paved driveway providing off street parking for several cars.

The property has great potential to extend subject to planning permission

Situated in the heart of Leigh-on-Sea, this home benefits from excellent transport connections, including convenient bus routes and easy access to the A127. With local shops, restaurants, and bars within walking distance, as well as Southend Airport

nearby for further travel connections, this property offers both comfort and convenience.

Being offered with no onward chain we would recommend an early viewing.

Accommodation: -

Entrance door to: -

Entrance Hall: - cupboard and doors to all rooms.

Bedroom One 17'7 x 12'04. Double glazed bay window to front. Radiator and coving to ceiling.

Bedroom Two: - 9'7 x 7'8. Double glazed window to front. Radiator.

Shower Room: - Two double glazed obscure window to side. Shower cubicle, Low level wc and wash hand basin set in a vanity unit.

Kitchen: - Double glazed window and door to side. Fitted kitchen

comprising of working surfaces with base units below and eye-level units above. Inset stainless steel sink unit space for kitchen appliances.

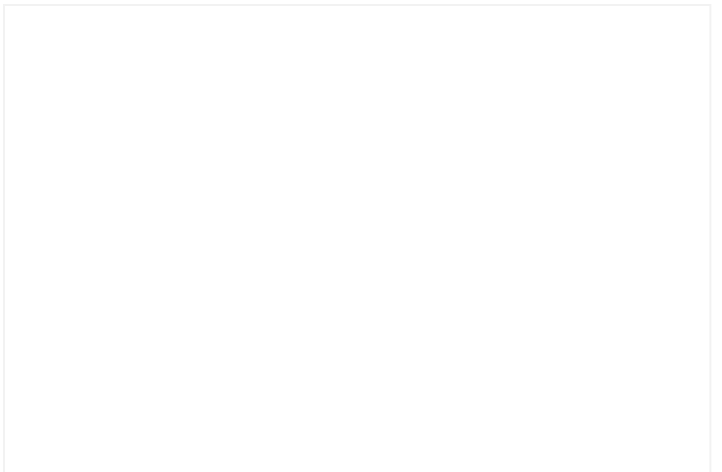
Lounge/Diner: - 20 x 12'8 >8'3. Double glazed windows to rear and side with door to conservatory. Radiator.

Conservatory: -18 x 7'9. Double glazed window to rear and double opening doors to rear leading to rear garden.

Exterior: -

Front: - Paved driveway offering parking for numerous cars and garage.

Rear Garden: - East facing garden commencing with a patio area leading to lawn area and flower borders. Garden shed.



GROUND 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.

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.

Tenure: Freehold

Council Tax Band: C

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Leigh On Sea | 01702 470625 | leighonsea@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.