



LEIGHTON AVENUE, LEIGH ON SEA
OIRO: - £260,000 SHARE OF FREEHOLD

CHARMING PERIOD GROUND FLOOR ONE BEDROOM MAISONNETTE WITH GARDEN

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DESCRIPTION:

Charming and conveniently located one-bedroom ground floor maisonette South of the London Road. Boasting one spacious bedroom, this well-maintained property is ideal for first-time buyers or investors looking for a solid rental opportunity.

Bright and airy throughout, the maisonette offers a comfortable living space with a garden perfect for relaxing or entertaining.

Situated in a sought-after area, being just a short stroll from local amenities which includes nearby seafront, parks and mainline railway station - serving London Fenchurch Street for commuters. Also, within walking distance is Leigh's fashionable Broadway and its array of bars, cafes, restaurants and popular

boutiques.

The property is being offered with no onward chain and we would strongly advise an internal viewing.

Accommodation

Own Entrance door to: -

Lounge: - 15'6 x 14'8. Large bay window to front with further window to side. Feature fire place, radiator, coving to ceiling and picture rail.

Inner hallway to: -

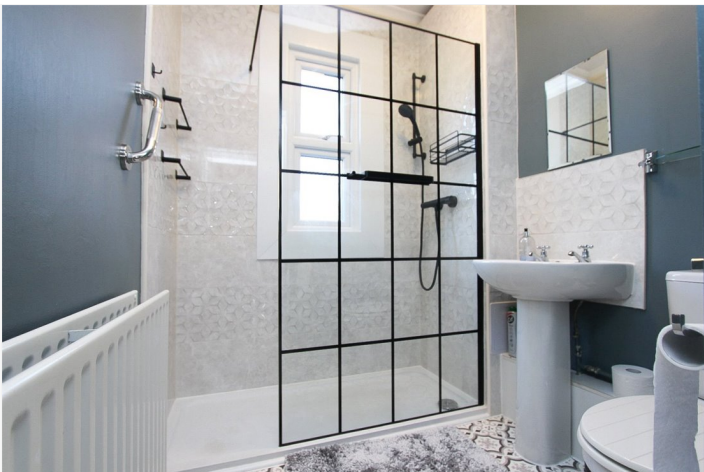
Kitchen: - 10'6 x 6'4. Window to side. Range of working surfaces with base units below, wall mounted units and shelf, stainless Steele sink unit and space for kitchen appliances.

Bedroom: - 14'9 max x10. Windows to rear and side and

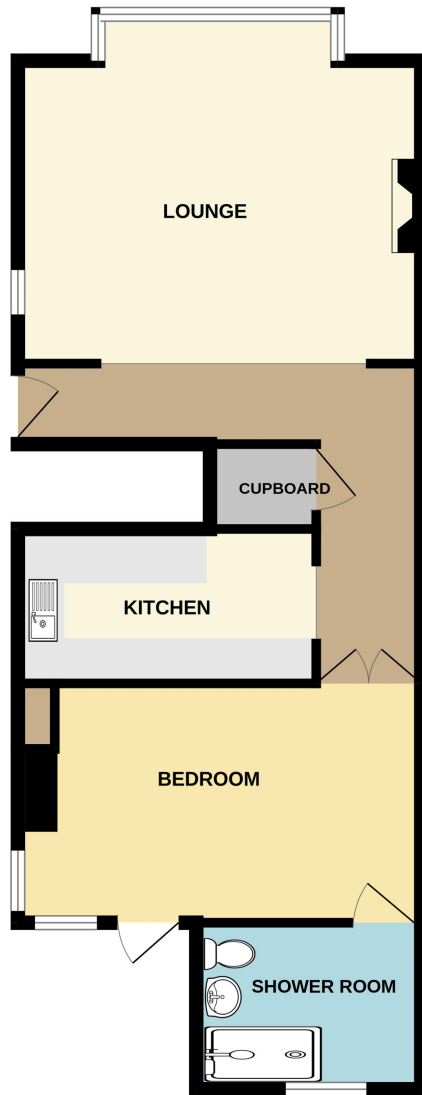
door to rear. Coving to ceiling and picture rail.

Shower Room: - 6'9 x 5'9. Obscure window to rear. White modern suite comprising of a walk-in shower with glass wall. low level wc and wash hand basin. Part tiling to walls and radiator.

Rear Garden: - East backing.



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.
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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.

Tenure: Share of Freehold

Council Tax Band: A

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-)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

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