



stuart
thomas

172a Western Road

, Leigh-on-Sea, SS9 2PL

- POPULAR MARINE ESTATE LOCATION
- TWO GOOD SIZE BEDROOMS
- BEAUTIFUL LOUNGE DINER WITH FEATURE FIREPLACE

£335,000

EPC Rating '58'



ENTRANCE Entrance via own front door into a good size hallway with coat hanging facilities and an under stairs cupboard. Stairs to spacious first floor hall.

LOUNGE/DINER 18' 10" x 18' 0" into bay window" (5.74m x 5.49m) A great sized room with feature fireplace. Window to front. Carpetted.

BEDROOM ONE 13' 06" x 9' 08" (4.11m x 2.95m) Carpetted with window to rear.

BEDROOM TWO 13' 11" x 8' 10" (4.24m x 2.69m) Carpetted with window to side.

KITCHEN 12' 07" x 8' 06" (3.84m x 2.59m) Range of eye level and base units with stainless steel sink and plumbing for a washing machine. Double electric oven and gas hob. Window to rear and side.

BATHROOM Pedestal wash hand basin, close coupled wc, bath with shower over. Window to side.

LEASE LENGTH 199 years from 2012. Share of the

freehold.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	69
(39-54) E		



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements