

SCOTT &
STAPLETON

BELLHOUSE CRESCENT
Leigh-On-Sea, SS9 4PT
Offers In Excess Of £350,000





BELLHOUSE CRESCENT

£350,000

LEIGH-ON-SEA, SS9 4PT

Scott & Stapleton are delighted to offer for sale this affordable starter home located in a convenient & sought after location.

This super property is in need of some general updating and light refurbishment but offers good size accommodation including 3 large bedrooms, bathroom, 2 reception rooms & a fitted kitchen.

There are also the added bonuses of off street parking to the front and a delightful south facing garden to the rear.

Scott & Stapleton are delighted to offer for sale this affordable starter home located in a convenient & sought after location.

This super property is in need of some general updating and light refurbishment but offers good size accommodation including 3 large bedrooms, bathroom, 2 reception rooms & a fitted kitchen.

There are also the added bonuses of off street parking to the front and a delightful south facing garden to the rear.

Located in a convenient location with all amenities nearby including transport links, local shops, parks & schools.

Offered with vacant possession & no onward chain. A great opportunity to purchase your first home. An early internal inspection is strongly advised.



Accommodation comprises

Sliding double glazed patio doors to entrance porch.
Obscure glazed entrance door to entrance hall.

Entrance hall

3.8 x 1.6 (12'5" x 5'2")

Obscure glazed window to front. Stairs to first floor with understairs storage cupboard housing meters. Wood flooring, radiator, coved ceiling.

Lounge area

4.2 x 3.3 (13'9" x 10'9")

Large double glazed window to front. Feature brick fireplace, radiator, coved ceiling with ceiling rose. Open plan to dining area.

Dining area

3 x 2.7 (9'10" x 8'10")

Double glazed patio doors to rear with adjacent double glazed windows. Arch & hatch to kitchen, radiator, coved ceiling.

Kitchen

2.8 x 2.2 (9'2" x 7'2")

Double glazed door & window to rear. Range of base & eye level units with matching drawer pack, integrated electric oven, separate gas hob & extractor fan, spaces for fridge, freezer & washing machine. Wood effect roll edge worktops with inset stainless steel one and a quarter bowl sink unit with matching drainer & mixer tap, tiled splashbacks, wooden floor, coved ceiling, ceiling spotlights.

Landing

2.5 x 1.9 (8'2" x 6'2")

Coved ceiling. Doors to all rooms.

Bedroom 1

3.6 x 3.1 (11'9" x 10'2")

Double glazed window to rear. Range of fitted wardrobes to one wall, radiator, coved ceiling.

Bedroom 2

3.6 x 2.6 (11'9" x 8'6")

Double glazed window to front. Fitted wardrobes, radiator, coved ceiling.

Bedroom 3

2.3 x 2.3 (7'6" x 7'6")

Double glazed window to front. Radiator.

Bathroom

2.1 x 1.8 (6'10" x 5'10")

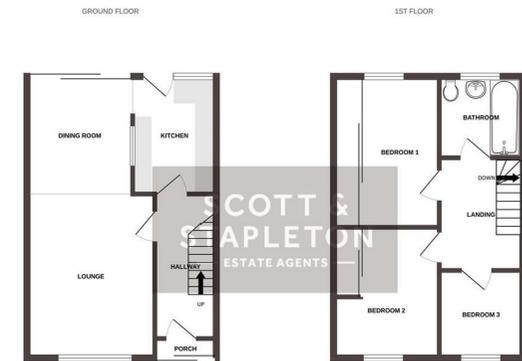
Obscure double glazed window to rear. Panelled bath with separate electric shower above & glass screen, pedestal wash hand basin & low level WC. Fully tiled walls, fitted airing cupboard, extractor fan, loft access.

Front garden

Block paved front garden providing off street parking.

Rear garden

Sunny, south backing garden with patio, well tended lawn & mature shrub borders. Large timber shed, fully fenced, pedestrian access to rear.



Whilst every effort has been made through the accuracy of the provided information, representations, warranties, or otherwise, from time to time, we are not responsible for any errors or omissions in this document. This plan, like all other property data, is provided for information only and is not intended to constitute an offer of any real estate. The information contained herein should not be relied upon as a basis for any investment decision. It is advised that you should seek professional advice before making any investment decision.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(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 & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			60
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	