



Chalmers

## 4 bed semi-detached house to buy in SS9

Rayleigh Road, Leigh-on-Sea, Essex, SS9 5UU

**£385,000** Starting Bid

 x 4  x 2

Tenure

**Freehold**

Driveway parking

## Property features

- ✓ Sold via the Modern Method of Auction Secure Sale
- ✓ Immediate exchange of contracts available
- ✓ No onward chain
- ✓ Extended characterful family home
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

Sold via secure online sale - immediate exchange available. See terms below.

This attractive family home has a huge amount of space due to the loft conversion and rear extension, with the added benefit of three parking spaces and a sunny south-facing rear garden.

The internal accommodation is comprised of; an entrance hall with storage and access to the downstairs WC, a through lounge-diner with characterful original floorboards, a utility room and a kitchen-breakfast room with French doors out to the garden which is complete with a large summerhouse. The upper two floors have four bedrooms and two bathrooms as well as a picturesque balcony Velux window on the top floor.

The location offers a fantastic school catchment area and amenities and bus links moments away, with a short drive to both the Fenchurch Street and Liverpool Street train lines for London commuters. The popular Leigh Broadway and the beachfront are also only a short drive away. The home is available to view now and is offered with no onward chain.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being

These prices are subject to change.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments.

Both the Marketing Agent and

EPC Rating: D

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £385,000

Property Type: Semi-detached house

Parking: Driveway

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

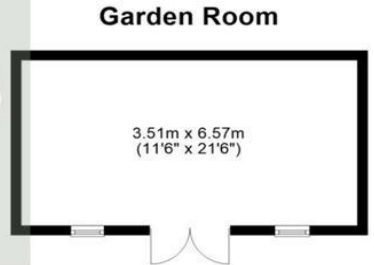
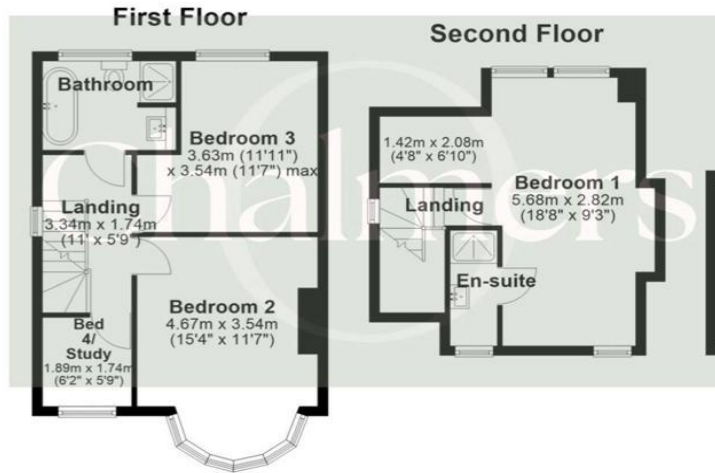
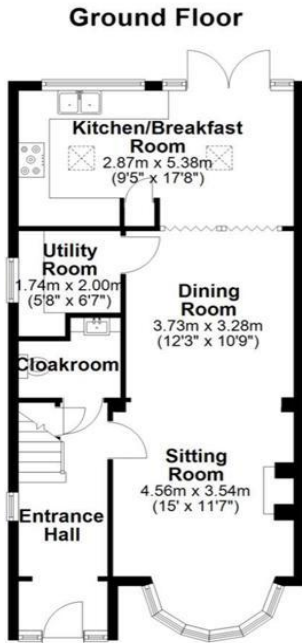
Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

Approximate Internal Floor Area  
 Main House 127 SQ M 1369 SQ FT  
 Garden Room 23 SQ M 248 SQ FT

Total 150 SQ M 1617 SQ FT  
 This floor plan is for guidance to layout only and is NOT TO SCALE.  
 Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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