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WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

23 Cornec Avenue, Leigh-on-Sea, SS9 5EN



Guide Price:
£350,000 - £375,000

Situated in a popular area of Leigh on Sea/Eastwood is this newly renovated two bedroom semi detached chalet undertaken to a very high standard. The comprehensive renovation of the property provides a multitude of benefits that enhance both its structural integrity and the aesthetic appeal. Council Tax Band: C. EPC Rating: TBC
OFFERED WITH NO ONWARD CHAIN. Viewing highly recommended.
Our Ref: 19907.

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Situated in a popular area of Leigh on Sea/Eastwood is this newly renovated two bedroom semi detached chalet undertaken to a very high standard. The comprehensive renovation of the property provides a multitude of benefits that enhance both its structural integrity and the aesthetic appeal. From the new roof and full electrical rewire to the newly installed central heating system, every aspect has been meticulously upgraded to ensure modern functionality and efficiency.

The rendered front and back along with the newly installed decking offer a fresh and contemporary look, while the full plaster, new kitchen and bathroom add luxurious comfort and style.

The herringbone floor downstairs exudes sophistication, complemented by the new fitted carpets upstairs for added coziness.

The new doors and ironmongery throughout provide a cohesive design element, further elevating the overall ambiance.

Additionally, the newly installed fences and fresh turf in the garden, coupled with the driveway renovation featuring tegular blocks, create a seamless outdoor living space that is both beautiful and practical.

Overall the extensive renovation of this property showcases a harmonious blend of functionality and aesthetics, making it a highly desirable and turnkey living space for potential buyers.

Accommodation comprises:

Entrance via composite entrance door with an obscure double glazed window into entrance hall.

ENTRANCE HALL

Stairs to first floor accommodation. Herringbone flooring. Plastered ceiling with downlights. Doors to lounge and bathroom. Opening into kitchen.



LOUNGE 15' 1" x 12' 1" (4.6m x 3.68m)

uPVC double glazed windows to front aspect. Continuation of herringbone flooring. Feature fireplace. Radiator. Plastered ceiling with downlights.



KITCHEN 13' 8" x 8' 5" (4.17m x 2.57m)

uPVC double glazed window to rear aspect. uPVC double glazed door providing access to rear garden. A comprehensive range of modern base and eye level units incorporating work surface with sink drainer unit. Induction hob with extractor fan. Integrated oven. Space for appliances. Splashbacks. Brand new boiler and central heating system. Continuation of herringbone flooring. Plastered ceiling with downlights.



BATHROOM

Obscure double glazed window to rear aspect. A three piece suite comprising panelled bath with shower over and shower screen, floating sink and back to wall wc. Part tiled walls. Tiled flooring. Plastered ceiling with downlights.



FIRST FLOOR LANDING

BEDROOM ONE 15' 1" x 12' 1" (4.6m x 3.68m)

uPVC double glazed window to front aspect. Storage cupboard. Radiator. Plastered ceiling.



BEDROOM TWO 15' 1" x 7' 5" (4.6m x 2.26m)

uPVC double glazed window to rear aspect. Storage cupboard. Radiator. Plastered ceiling.



EXTERIOR.

The **REAR GARDEN** measures approximately 50ft (15.24m) commences with recently laid **DECKING AREA** leading to garden. Laid to lawn. Pathway to rear. Fencing to all boundaries.

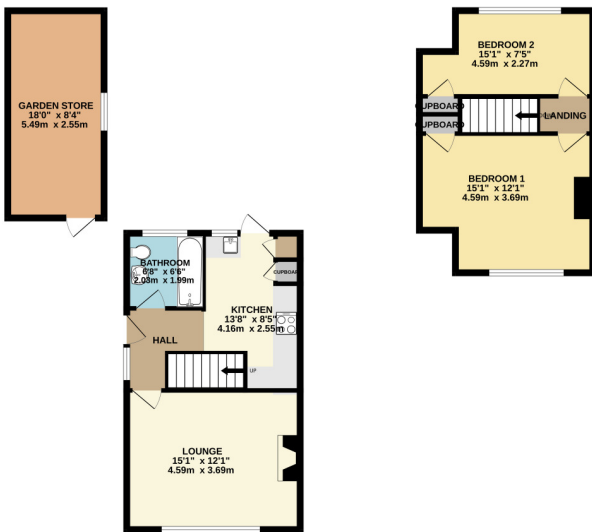




The **FRONT** has a block paved driveway providing off street parking for three/four vehicles. Outside tap. **STORAGE SHED 18' x 8' 4" (5.49m x 2.54m)**

GROUND FLOOR
532 sq ft (49.4 sq m.) approx.

1ST FLOOR
335 sq ft (30.9 sq m.) approx.



TOTAL FLOOR AREA: 867 sq ft (79.7 sq m.) approx.
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