



PAARL ROAD, CNAVEY ISLAND  
GUIDE PRICE: - £325,000 TO £350,000 FREEHOLD

## SPACIOUS THREE-BEDROOM DETACHED HOUSE WITH GARAGE

Leigh On Sea | 01702 470625 | leighonsea@winkworth.co.uk

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## DESCRIPTION:

Winkworth are delighted to bring to the market this spacious three-bedroom detached house in need of some modernization.

Situated in a central location close to amenities, the town centre, and shops, this property offers abundant space.

The property comprises of a good size lounge, kitchen and a ground floor cloakroom. To the first floor are three good size bedrooms and a modern bathroom. There is a driveway leading to a detached garage and a rear garden with a raised decked area.

Call for a viewing.

Entrance door to: -

Entrance Hall: - Double glazed window to front. Stairs to first floor, radiator and storage cupboard.

Lounge: -19'74 x 17'68. Double glazed window to front and double open glazed doors to rear with windows to either side. Fireplace and radiator.

Kitchen: -13'14 x 12'16. Double glazed window and door to rear. Range of working with base units below and matching eye-level units above. Oven and hob. Stainless steel sink unit and space for kitchen appliances.

Cloakroom: - Obscure double-glazed window to front. Low level wc and wash hand basin.

First Floor Landing: - Double glazed window to front.

Bedroom: -14'75 x 11'28. Double glazed window to rear. Range of wardrobes to one wall and radiator.

Bedroom: -12'24 x 12'34. Double glazed window to rear. Recess for wardrobes one wall and radiator.

Bedroom: - 11'42 x 8'12. Double glazed window to front. Radiator.

Bathroom: -6'58 x 6'53. Double glazed obscure window to side. White modern suite comprising of: - Panelled bath, low level wc and wash hand basin. Tiling to walls.

Exterior: -

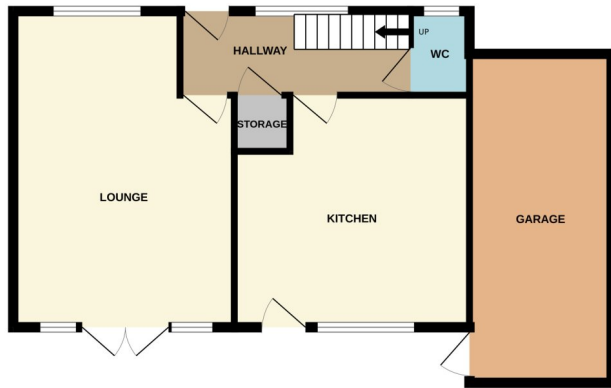
Rear Garden: - Raised decking area leading to patio and lawn area. Access to garage.

Front Garden: - Drive leading to attached garage.

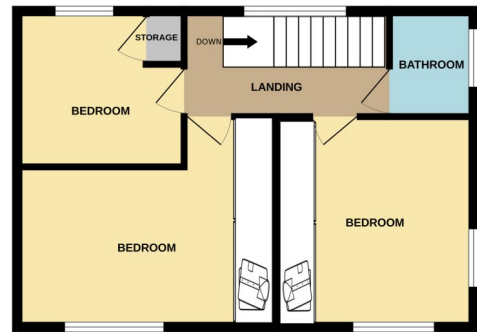




GROUND FLOOR



1ST 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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**Tenure:** Freehold

**Council Tax Band:** D

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.

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