



74 Grovewood Avenue, Eastwood,
Leigh-On-Sea, Essex, SS9 5EG

Asking Price: £400,000



74 Grovewood Avenue, Eastwood, Leigh-On-Sea, Essex,

A spacious 3 DOUBLE BEDROOM semi detached family home, in this popular residential location, giving access to all main routes and schools. Lounge and separate dining room, BOASTING A WEST FACING GARDEN PLUS GARAGE ample off-street parking. Worthy of an internal inspection.

3 Bedrooms

Lounge 19' x 12'

Dining Room 12'8" x 9'7"

Kitchen 11'7" x 9'9"

Bathroom

Garden measuring approx., 30ft

Garage

Off Street Parking to Front

Close to local Amenities

EPC GRADE D

floor, smooth finish to ceiling with coved cornice, cloaks cupboard. Doors to:

Lounge 19' x 12' (5.8m x 3.66m). Double glazed window to front aspect, radiator, smooth finish to ceiling, TV point., feature fire place.

Dining Room 12'8" x 9'7" (3.86m x 2.92m). Double glazed patio doors to garden, radiator, dado rail, wood effect flooring.

Kitchen 11'7" x 9'9" (3.53m x 2.97m). Double glazed window to rear aspect. Kitchen comprises of a range of wall and base level units, complementary work top surfaces incorporating 1.5 bowl sink unit with mixer tap, built in oven and four ring gas hob, space for fridge freezer, space for dishwasher and space for washing machine, cupboard housing boiler, wood effect flooring, textured ceiling. Access to hall and Dining room

Accommodation comprises

Entrance Hall Obscure double glazed door through to hallway. Radiator, wood effect flooring, stairs to first



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First Floor Accommodation

Landing Double glazed window to side aspect, textured ceiling, access to loft, panelled internal doors to:

Bedroom One 16'2" x 8'8" (4.93m x 2.64m). Double glazed window to front aspect, radiator.

Bedroom Two 12'6" x 9'6" (3.8m x 2.9m). Double glazed window to rear aspect, radiator, textured ceiling, TV point.

Bedroom Three 13'2" x 7'10" (4.01m x 2.4m). Double glazed window to front aspect, radiator, textured ceiling, walk in wardrobe.

Bathroom Obscure double glazed window to rear aspect. Three piece suite comprising; low level WC, wall hung wash hand basin, panelled bath with separate shower over and glazed shower screen, large airing cupboard housing hot water tank, radiator, textured ceiling with coved cornice, tiling to walls and floor.

Exterior

Garden Approx. 30ft. Commences with a paved patio area, remainder laid to lawn, side access to front, timber shed.

Garage Currently used for storage. Power and light.

Front Off street parking, door to garage.

AGENTS NOTE We understand from the seller the boiler has been installed 2023

Details to be verified

EPC grade D

Council tax band C



Ground Floor
Approximate Floor Area
687.92 sq. ft
(63.91 sq. m)

First Floor
Approximate Floor Area
505.47 sq. ft
(46.96 sq. m)

Total Approximate Floor Area
1193.39 sq. ft
(110.87 sq. m)

The Property Misdescriptions Act 1991

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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