



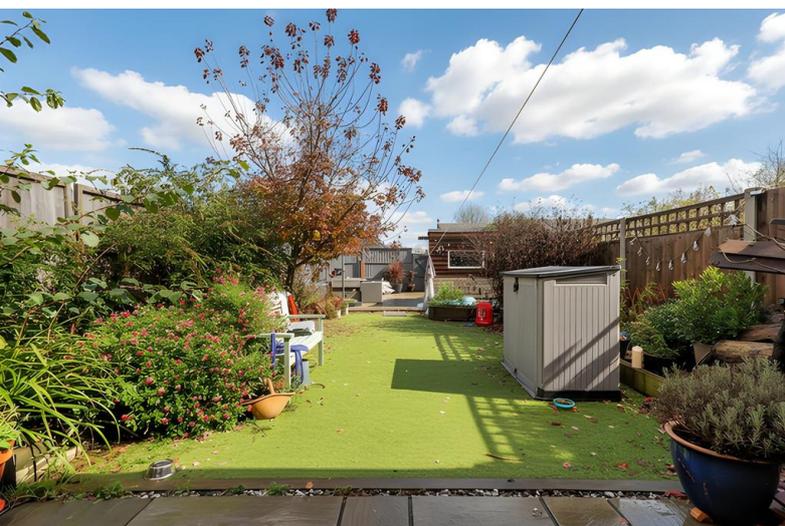
Brown & Brand



Bramble Road
Leigh-on-Sea, SS9 5HB

- Two Bedroom end terraced house
- Spacious lounge with log burner
- Off road parking
- Sought after cul-de-sac close to local schools

Guide Price
£325,000-£350,000





Property Description

Situated in a highly sought-after cul-de-sac and within close proximity to local schools, shops, and amenities, this well-presented two-bedroom end-terrace home is ideal for first-time buyers or those looking to downsize.



The property features a spacious lounge complete with a cosy log burner, and a modern kitchen-diner with French doors opening out to the rear garden. Upstairs, there are two generous double bedrooms and a contemporary three-piece family bathroom.



ACCOMMODATION COMPRISES

Approached via composite door with double glazed obscure panelling giving access to:

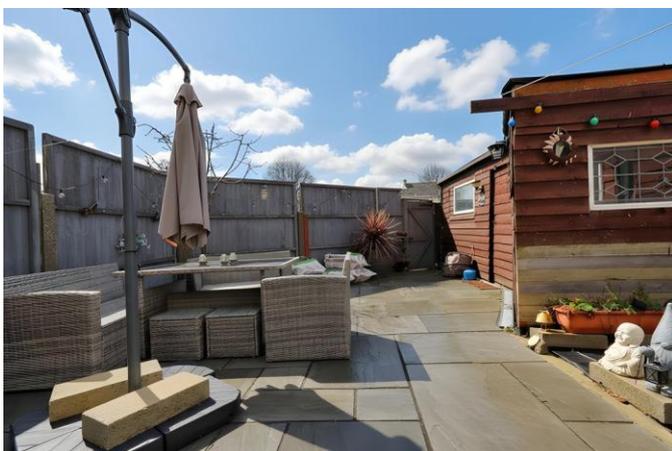
LOUNGE

15' 9" x 13' 4" (4.8m x 4.06m) Double glazed window to front. Radiator. Laminate flooring. Log burner. Coving. Smooth plastered ceiling. Stairs to first floor with under stair storage housing has and electric metre.



KITCHEN/DINER

15' 7" x 8' 4" (4.75m x 2.54m) The kitchen is beautifully fitted with modern grey gloss units to both ground and eye level with work surfaces over incorporating sink unit with tap and drainer. Laminate flooring. Electric hob with extractor fan above. Integrated dishwasher. Space and plumbing for washing machine. Fitted electric oven and grill. Space for large free-standing fridge / freezer. Smooth plastered ceiling with coving. Cupboard housing boiler. Double glazed window to rear. Double glazed French doors to rear. Integrated microwave.



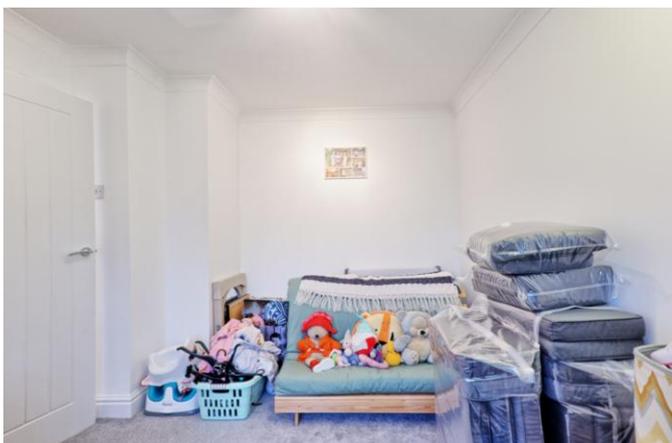
FIRST FLOOR ACCOMODATION

LANDING

Loft access, smooth plastered ceiling with coving, airing cupboard. Door to:

BEDROOM ONE

12' 9" x 10' 2" (3.89m x 3.1m) Double glazed window to front. Radiator. Fitted carpet. Smooth plastered ceiling with coving.



BEDROOM TWO

12' 2" x 9' 2" (3.71m x 2.79m) Double glazed window to rear. Radiator. Fitted carpet. Smooth plastered ceiling with coving.



BATHROOM

Modern three-piece suite comprising low flush WC, vanity sink unit with mixer tap. Bath with shower attachment. Tiled walls. Tiled Flooring. Obscure double-glazed window to rear. Heated towel rail.

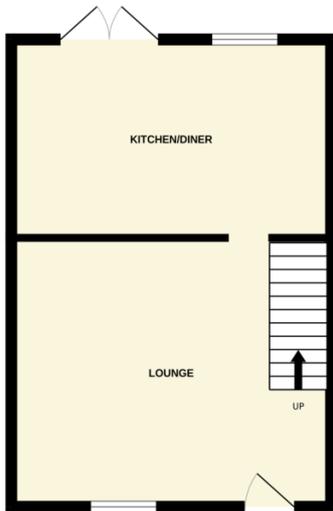
REAR GARDEN

The rear features a spacious patio area leading onto a large Astroturf lawn, bordered by mature trees for added greenery and privacy. Additional benefits include a wooden shed, secure fencing, and gated rear access. There is also an outside tap and gated side access for convenience.



GROUND FLOOR
374 sq.ft. (34.7 sq.m.) approx.

1ST FLOOR
374 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA: 748 sq.ft. (69.5 sq.m.) approx.

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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Energy performance certificate (EPC)		
14 Bramble Road, Essex, UK, SCA, SS9 9JH	Energy rating D	Valid until: 18 November 2035
		Certificate number: 9237-3956-5209-1555-6200

Property type: End-terrace house
Total floor area: 66 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

