

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Cliff Avenue, Westcliff-on-Sea, SS0 7AJ



£325,000

Situated in a quiet side road is this spacious four bedroom mid terrace family home benefiting from having a large kitchen/diner and loft conversion providing large master bedroom and en suite. Within 0.5 miles of Southend Victoria mainline railway station.

NO ONWARD CHAIN.

Council Tax Band: C. EPC Rating: D. Our Ref 18824

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ENTRANCE HALL

Stairs to first floor accommodation.

LOUNGE 14' 9" x 11' 5" (4.5m x 3.48m)

Double glazed bay window to the front aspect.



KITCHEN/DINER 17' x 17' max (5.18m x 5.18m)

Double opening doors leading to rear garden.



FIRST FLOOR ACCOMMODATION

LANDING

Stairs to second floor accommodation.

BEDROOM TWO 14' 10" x 10' 3" (4.52m x 3.12m)

Double glazed window to the front aspect.



BEDROOM THREE 13' 6" x 9' 9" (4.11m x 2.97m)

Double glazed window to the rear aspect.



BEDROOM FOUR 9' 4" x 6' 5" (2.84m x 1.96m) Double glazed window to the front aspect.



FAMILY BATHROOM 8' 10" x 6' 9" (2.69m x 2.06m)



SECOND FLOOR ACCOMMODATION

LANDING

BEDROOM ONE 17' 10" x 15' 9" (5.44m x 4.8m) Double glazed windows to front and rear aspects.



Door to **EN SUITE SHOWER ROOM**

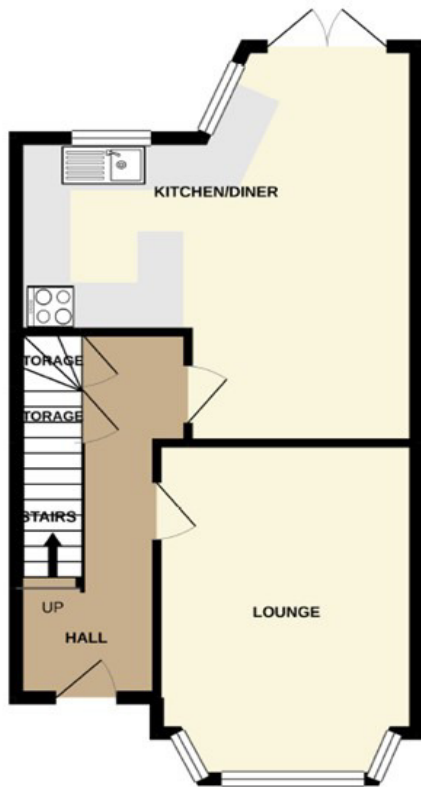


EXTERIOR

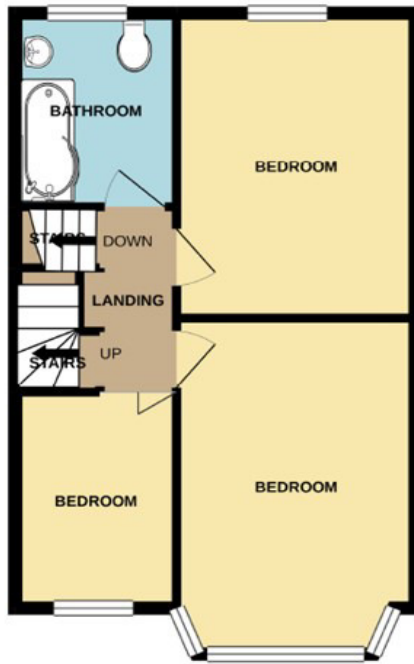
The REAR GARDEN measures approximately 30ft (9.14m).



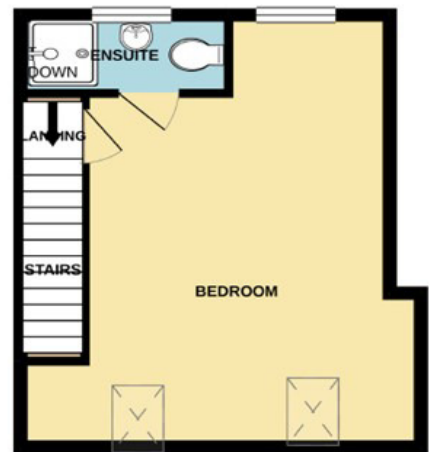
GROUND FLOOR
472 sq.ft. (43.8 sq.m.) approx.



1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.



2ND FLOOR
299 sq.ft. (27.7 sq.m.) approx.



Consumer Protection from Unfair Trading Regulations 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.