



STUART THOMAS
ESTATES



- NO ONWARD CHAIN
- OPEN PLAN KITCHEN/DINER
- FOUR BEDROOMS
- EASY ACCESS TO SOUTHEND HOSPITAL

107 Ramuz Drive, Westcliff-on-Sea, Essex , SS0 9JN

Guide Price £375,000

NO ONWARD CHAIN. This GOOD SIZED four bedroom family home is IDEAL for FAMILIES LOOKING TO GROW, FIRST TIME BUYERS or INVESTORS. With open plan KITCHEN/DINER and a DECENT SIZED REAR GARDEN we would HIGHLY RECOMMEND you VIEW THIS PROPERTY.





Property Description

HALL

Entrance into a welcoming hall with stairs to first floor.
Radiator with decorative cover.

LOUNGE

14' 3" x 10' 8" (4.34m x 3.25m) Double glazed windows to the front. Tiled fireplace. Radiator.

KITCHEN/BREAKFAST ROOM

8' 8" x 6' 6" (2.64m x 1.98m) Fitted with a range of white gloss units at eye and base level with work surfaces over. Black gloss splash back tiles. Single drainer stainless steel sink unit with a mixer tap over. Built in electric oven, gas hob with extractor hood over. Space for slimline dishwasher and fridge freezer. Grey laminate flooring. Double glazed door and window overlooking the rear garden. Open plan to dining area.

DINING AREA

13' 2" x 10' 11" (4.01m x 3.33m) Grey laminate wood effect flooring. Two radiators. Built in shelving unit. Door leading to the rear garden.

MASTER BEDROOM

19' 11" x 11' 11" (6.07m x 3.63m) To the second floor is the master suite offering a great sized room which is light and airy with a double glazed velux window to front and double glazed window to rear. Radiator. Carpet. Recessed spotlights. Door to en suite.

ENSUITE

With a 3 piece white suite comprising a low level wc with a concealed cistern, corner wash hand basin with mounted mirror over. Recessed spotlights. Corner shower enclosure.





Double glazed window with obscure glass to the rear. Fully tiled to all visible walls and floor. Radiator.

BEDROOM TWO

14' 6" x 11' 7" (4.43m x 3.53m) Double glazed window to the front. Radiator. Carpet.

BEDROOM THREE

13' 3" x 10' 8" (4.04m x 3.25m) Double glazed window to the rear. Radiator. Carpet. Tiled fire place. Built in storage cupboard with shelves.

BEDROOM FOUR

8' 5" x 5' 11" (2.57m x 1.8m) Double glazed window to the front. Radiator. Carpet.

BATHROOM

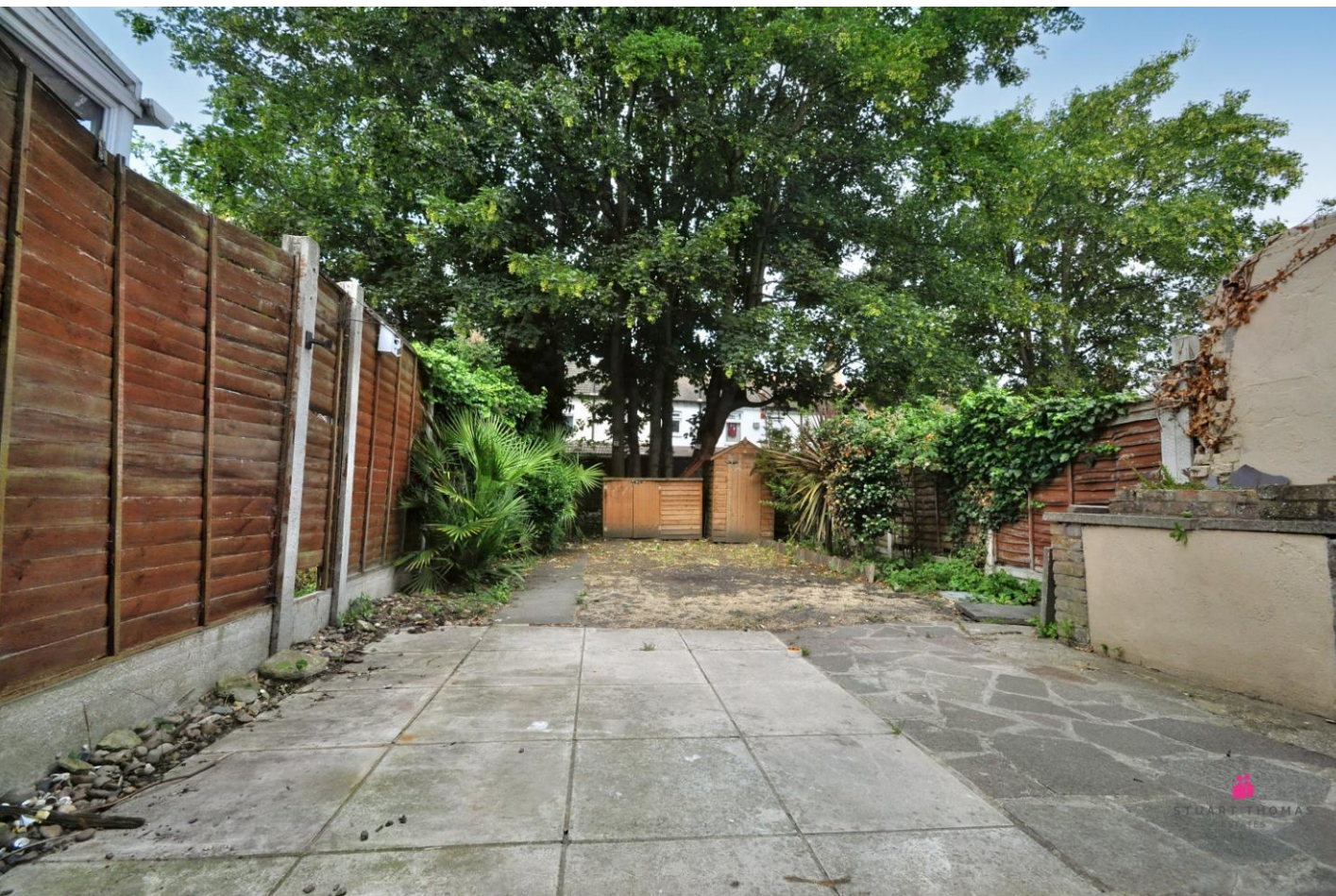
6' 5" x 5' 4" (1.96m x 1.63m) With a 3 piece white suite comprising a bath with a shower mixer tap over, wall hung hand wash basin and low level WC. Obscure double glazed window to the rear with fitted blind. Radiator. Tiled flooring. Chrome towel rail. Wall mounted mirrored cupboard. Some wall tiling to visible walls.

REAR GARDEN

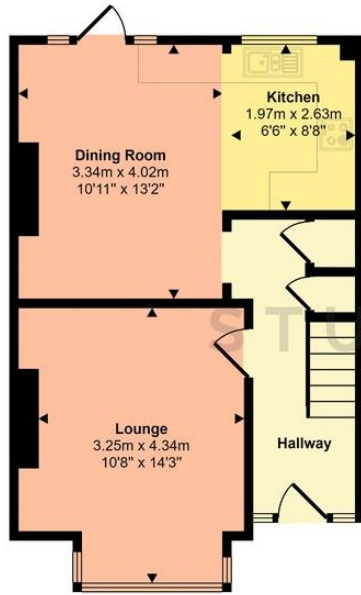
In excess of 50' deep commencing with a large paved area with the remainder laid to lawn. Screen fencing. Garden shed and storage cupboard.

AGENTS NOTES

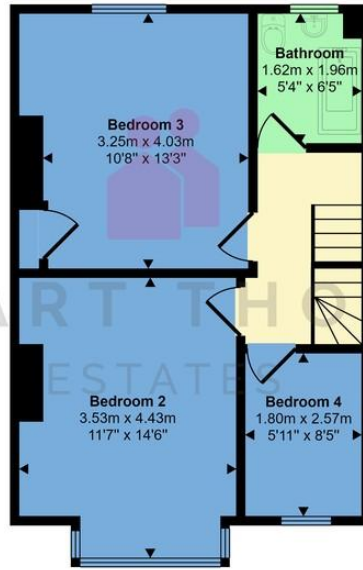
- Tenure Freehold
- Southend on Sea City Council
- Council Tax Band C



Approx Gross Internal Area
114 sq m / 1231 sq ft



Ground Floor
Approx 43 sq m / 462 sq ft



First Floor
Approx 44 sq m / 478 sq ft



Second Floor
Approx 27 sq m / 291 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

294 Kiln Road, Benfleet, Essex,
SS7 1QT

stestates.co.uk
01702 558110
info@stestates.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements