



10 Wellington Road, Westgate-On-Sea
£315,000

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DECEPTIVE THREE BEDROOM FAMILY HOME IN QUIET CUL-DE-SAC LOCATION!

Miles & Barr are extremely pleased to be offering this beautifully presented three bedroom period home located in the ever popular Wellington Road, Westgate. Ideally situated within walking distance of sought after local schools and with Westgate's main shopping parade within easy reach, all other major amenities and the seafront are also close at hand.

Once inside you are greeted by a bright and airy entrance hall with doors leading into a bay fronted lounge, separate dining room with access into a utility room and downstairs WC and a modern fitted kitchen. Upstairs boasts three bedrooms and a family bathroom.

Externally there is a generous sized rear garden which has been landscaped to include a range of well established trees, shrubs and palms with a wooden decked area, paved patio and also has the benefit of a versatile cabin with lighting and power.

In our opinion this property would make the perfect home for any growing family and an early internal viewing is essential to fully appreciate all that is on offer!





Entrance

Leading to

Lounge

14' 0" x 13' 0" (4.27m x 3.96m)

With open fire.

Dining Room

12' 6" x 12' 1" (3.81m x 3.68m)

With log burner

Utility Room

6' 1" x 4' 11" (1.85m x 1.50m)

WC

5' 0" x 2' 11" (1.52m x 0.89m)

With toilet and hand basin

Kitchen

8' 7" x 5' 10" (2.62m x 1.78m)

First Floor

Leading to

Bathroom

7' 5" x 5' 7" (2.26m x 1.70m)

Bedroom

12' 1" x 11' 0" (3.68m x 3.35m)

Bedroom

11' 0" x 14' 2" (3.35m x 4.32m)

With fitted wardrobes Dimension: 11' X 14'2" into bay

Bedroom

7' 7" x 7' 6" (2.31m x 2.29m)





GROSS INTERNAL AREA
 FLOOR 1: 567 sq. ft, FLOOR 2: 510 sq. ft
 TOTAL: 1,077 sq. ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Miles & Barr

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We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist third party company, the cost is £60 inc VAT per purchase, once offer is agreed and prior to issuing the sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: milesandbarr.co.uk/referral-fee-disclosure