

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Rothwell Close, Leigh-on-Sea, SS9 4SN



£350,000

Situated in a cul-de-sac location within easy reach of local shops, schools and major routes via the A127 is this lovely three bedroom end terraced house. This well maintained property benefits from having been refurbished by the current owners, having a modern kitchen; spacious lounge; conservatory; ground floor cloakroom; West backing rear garden and would make an ideal FIRST TIME BUY or BUY TO LET investment.

EPC rating - C. Our ref: 15811

Phoenix House, 211 High Road, Benfleet, Essex SS7 5HY

sales@wdbenfleet.com | sales@wdhockley.com | lettings@wdlets.com
01268 755252 | www.williamsanddonovan.com



Rothwell Close, Leigh-on-Sea, SS9 4SN

Accommodation comprises:

Entrance via obscure composite door and sidelight to:

HALLWAY 27' 2" x 5' 9" (8.28m x 1.75m)

Stairs to FIRST FLOOR ACCOMMODATION. Two built in storage cupboards. Radiator. Laminate wood effect flooring. Obscure uPVC double glazed door to CONSERVATORY. Openings to KITCHEN and LOUNGE. Door to:

GROUND FLOOR CLOAKROOM

Skimmed ceiling. Obscure uPVC double glazed door to rear aspect. Two piece suite comprising close coupled dual flush w/c and wall mounted hand wash basin with chrome mixer tap.

LOUNGE 17' 4" reducing to 14' 2" x 11' 4" (5.28m > 4.32m x 3.45m)

Skimmed ceiling with spotlight insets. UPVC double glazed patio doors leading to and overlooking REAR GARDEN. Radiator. Laminate wood effect flooring.



KITCHEN 11' 3" x 8' 8" (3.43m x 2.64m)

Skimmed ceiling. UPVC double glazed window to front aspect. Range of modern base and eye level units with decorative brushed copper edged working surfaces and matching upstands. Inset brushed copper sink with matching free standing mixer tap. Inset induction hob with extractor hood over. Built in twin electric oven. Integrated dishwasher. Integrated fridge. Integrated freezer. Integrated wine/cooler. Integrated washer/dryer. Tiled floor. Opening to LOUNGE.



CONSERVATORY 14' 8" x 8' 9" (4.47m x 2.67m)

UPVC double glazed conservatory. French style doors leading to REAR GARDEN. Radiator. Laminate wood effect flooring.



FIRST FLOOR LANDING

Loft access hatch. Two built in storage cupboards. Doors to:

BEDROOM ONE 16' x 9' 7" (4.88m x 2.92m)

Skimmed ceiling. UPVC double glazed window to front aspect. Radiator.



BEDROOM TWO 11' 2" x 9' 6" (3.4m x 2.9m)

Skimmed ceiling. UPVC double glazed window to rear aspect. Radiator.



BEDROOM THREE 8' 3" x 7' 8" (2.51m x 2.34m)

Skimmed ceiling. UPVC double glazed window to front aspect. Radiator.



BATHROOM 7' 10" x 5' 5" (2.39m x 1.65m)

Skimmed ceiling. Obscure uPVC double glazed window to rear aspect. Three piece white suite comprising close coupled dual flush w/c, pedestal mounted hand wash basin and panelled bath with shower over with detachable jet body spray. Part tiled walls. Radiator. Tiled floor.



OUTSIDE OF PROPERTY: To the **FRONT** of the property is a retaining wall with wrought iron gates to block paved patio providing access to front door. Gated side access.

The **REAR GARDEN** is West backing and measures approx. 20'. Commencing with block paved patio leading to lawn. Shed and bar area to remain. Two shingle flower beds. Fencing to all boundaries.



GROUND FLOOR

1ST FLOOR



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.
 Made with Metropix ©2024

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 included 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.