



## Dulverton Avenue, Westcliff On Sea £400,000

*GUIDE PRICE £400,000 to £425,000 Situated on the popular SOMERSET estate is the well maintained THREE bedroom semi detached bungalow, Benefits include GARDEN, modern kitchen and bathroom and well proportioned rear garden of approx 65 feet. Ample off road parking and great location being within easy access of SOUTHEND HOSPITAL and the WESTCLIFF GRAMMAR SCHOOLS. Viewing is advised to avoid disappointment.*

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**Call to arrange your viewing today  
01702 710555**



# Turner

comprising panelled bath with shower over, low flush w/c with concealed cistern and wash hand basin inset to vanity unit, ceramic tiling to walls, radiator

Bedroom One 11'9" x 10'3" (3.58m x 3.12m)

Double glazed window to rear aspect, radiator, smooth ceiling with coved surround, Double glazed french doors to garden

Bedroom Two 11'9" x 10'9" (3.58m x 3.28m)

Double glazed window to front, radiator, smooth ceiling with coved surround

Bedroom Three 9'1" x 8'1" (2.77m x 2.46m)

Double glazed window to side, radiator, fitted wardrobes to one aspect, smooth ceiling with coved surround



## Main Features

- SOMERSET ESTATE\*  
THREE BEDROOMS\*  
GARAGE\* ACCESS TO  
HOSPITAL\* NEAR TO  
WESTCLIFF GRAMMAR  
SCHOOLS\* 65' REAR  
GARDEN\* OFF ROAD  
PARKING\* BEAUTIFULLY  
MAINTAINED

## Entrance

Via double glazed street door to hallway, wood effect laminate floor covering, radiator, smooth ceiling, access loft

Lounge 16'6" x 11'8" (5.03m x 3.56m)

Double glazed window to front aspect, radiator, electric fire inset to ornate decorative surround, smooth ceiling with coved surround

Kitchen 13'4 x 8'9" (4.06m x 2.67m)

Double glazed window to rear, double glazed door to rear garden, kitchen fitted in a range of units to ground and eye level incorporating roll edged work surfaces, inset 1 and ¼ stainless steel sink unit with mixer tap, built in oven and hob, wood effect laminate floor covering, wall mounted gas boiler, smooth ceiling with inset downlighters.

## Bathroom

Double glazed obscured window, three piece bathroom suite in white



## Front Garden

Block paved driveway affording off road parking, brick retaining wall, flower and shrub borders, door to garage with power and light, lawn area

## Rear Garden

Extends to approx 65' commences with patio, large lawn area, flower and shrub borders, shed, outside tap

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