



## Beedell Avenue, Westcliff on Sea

IDEAL FIRST TIME PURCHASE: Castle Estate Agents are pleased to offer FOR SALE this well presented 3 bedroom end of terraced house set on this popular road in the heart of Westcliff, within walking distance to STATION, LOCAL SHOPS, BARS, RESTAURANTS and ALL BUS ROUTES, benefiting from a 40ft GARDEN.

- 3 Bedroom
- West facing
- Walk to local shops
- Chain free
- Double glazed
- Approx 40ft rear garden
- 2 Receptions
- Walk to local buses
- Walk to Station
- Gas central heating

**£350,000 Freehold**

## Front aspect

Small shingled front garden with plant borders, hard wood door with frosted glass insets and side panel windows to Porch with hard wood door with frosted glass insets to:



## Hallway

Stairs to first floor, under stair cupboard x 2, radiator, laminated wood flooring, power points, doors to all rooms open to:

## Lounge 18' 5" by 14' 9" (5m 61cm by 4m 50cm), ( )

Double glazed bay window to the front aspect with fitted blinds, ceiling rose, coving, power points, tv point, radiator, laminated wood flooring, feature fire place with wood surround and tiled plinth, service hatch to kitchen.



## Kitchen 14' 7" by 8' 4" (4m 44cm by 2m 54cm), ( )

Spot lights, double glazed window and door to the rear aspect, radiator, eye level and base level units, roll top work surfaces, 5 ring gas hob with under oven, stainless steel sink and single drainer with mixer taps, power points, laminated wood flooring, space for washing machine and dish washer, integrated fridge/freezer, tiled splash backs.



## Dining room 15' by 9' 9" (4m 57cm by 2m 97cm), ( )

ceiling rose, coving, picture rail, dado rail, radiator, laminated wood flooring, power points, fitted cupboard, double glazed windows and door to rear aspect.



## First floor landing

Doors to all rooms, loft hatch, radiator, dado rail.

## Bedroom 1 15' by 11' (4m 57cm by 3m 35cm), ( )

Double glazed bay window to the front aspect with fitted blinds, radiator, power points, tv point, original coving, fitted wardrobes.

## Bedroom 2 14' by 12' (4m 27cm by 3m 66cm), ( )

Double glazed window to the rear aspect, radiator, power points, laminated wood flooring.



*Whilst we endeavour to make our sales particulars as accurate and reliable as possible, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order or have been inspected by ourselves. Please be advised that some of the particulars may be awaiting vendor approval. Please contact us should you have any queries and we will try our utmost to assist.*



### Bedroom 3 8'3" by 6'2" (2m 51cm x 1m 88cm)

Double glazed bay window to the front aspect, radiator, power points, ceiling rose, picture rail.

### Bathroom

2 piece White suite comprising of a hand wash basin, panel enclosed bath with wall mounted mains shower over, tiled splash backs, radiator, double glazed frosted window to the rear aspect, storage cupboard.

### Seperate wc

Double glazed frosted window to the rear aspect, White low level flush toilet, half wood paneled wall.

### Rear garden

Approx 40ft West facing rear garden, mainly laid to lawn, crazy paved patio, outside tap, wood shed, gated side access, shrub borders.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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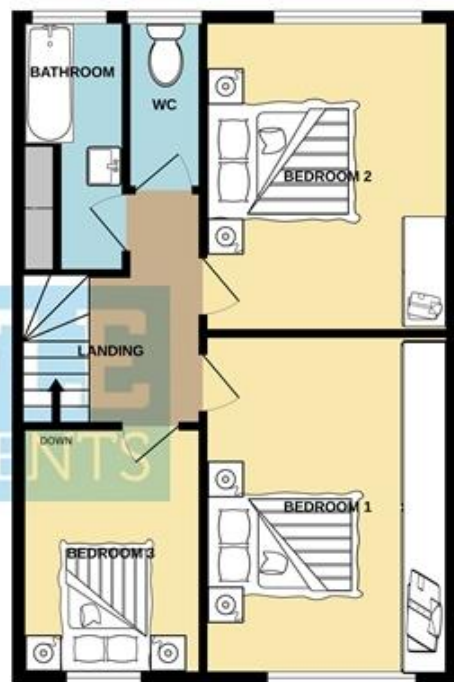


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GROUND FLOOR

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.  
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