



FOR SALE

Valkyrie Road, Westcliff-On-Sea SS0 8AW

Offers In Excess Of £425,000 Freehold Council Tax Band - D

- Terraced Three Bedroom Home
- Large Lounge Area
- Fitted Kitchen
- Three Double Bedrooms
- Three Piece Bathroom
- Driveway With Space For One Vehicle
- Convenient Location For Local Amenities
- Well Maintained Rear Garden
- Ample Storage Space
- Garage With Power And Lighting

Selling & letting all types of property in Chalkwell,
Westcliff, Leigh, Southend and the surrounding areas.

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Description

Potential to convert into a 4 bedroom property (STP)

Introducing Valkyrie Road, a unique terraced townhouse style home offering three double bedrooms across first to third floor, a large kitchen/dining area, a spacious lounge on the first floor and a modern family bathroom, also benefitting from garage space and parking on your driveway for one vehicle. Having a well maintained garden with a

patio entertainment area which all the family can enjoy in the warmer months.

This home is conveniently located just off of London Road in Westcliff where you have local amenities right on your doorstep and within catchment for exceptional schools. You have the benefit of Westcliff-On-Sea station being 0.6 miles from your home where you can have direct access into London Fenchurch Street.

Entrance

Double glazed panelled door to entrance, wood effect flooring, radiator, double glazed obscure window to side aspect, under stair storage cupboard, pendant lighting.

Kitchen

Tiled flooring, radiators, double glazed obscure door to rear aspect, double glazed window to rear aspect, base & wall units, rolltop work surfaces incorporating sink & drainer, space for appliances, space and plumbing in place for washing machine, extractor, tiled splash back, spotlight lighting.

Downstairs W/C

Tiled effect flooring, double glazed obscure window to side aspect, hand basin, W/C, pendant lighting.

Landing

Carpet flooring, storage cupboard, pendant lighting.

Lounge

Carpet flooring, radiator, double glazed window to front aspect, coving to ceiling, pendant lighting.

Bedroom 1

Carpet flooring, radiator, double glazed window to rear aspect, coving to ceiling, pendant lighting.

Landing

Carpet flooring, loft access, storage cupboard, pendant lighting.

Bedroom 2

Carpet flooring, radiator, double glazed window to front aspect, spotlight lighting.

Family Bathroom

Tiled effect flooring, radiator, double glazed obscure window to rear aspect, bath with shower system over, hand basin, W/C, partially tiled walls, spotlight lighting.

Bedroom 3

Carpet flooring, radiator, double glazed window to rear aspect, pendant lighting.

Garage

Up and over door, power and lighting.

Rear Garden

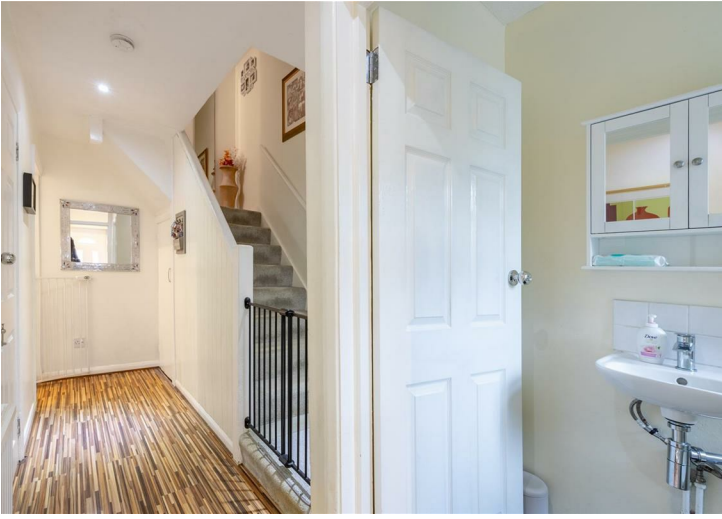
Laid lawn, tiled patio area, shed to remain, rear access gate.

Front Of Property

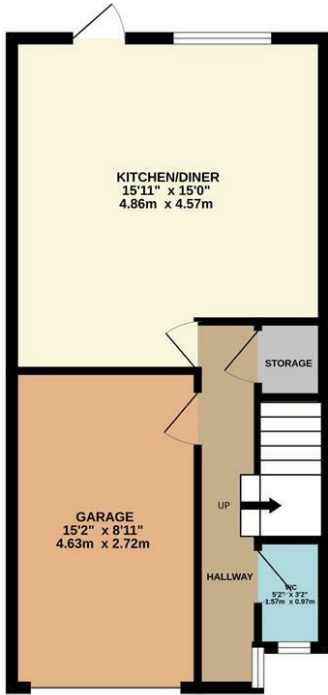
Concrete paved driveway with space for one vehicle.

Agent Notes

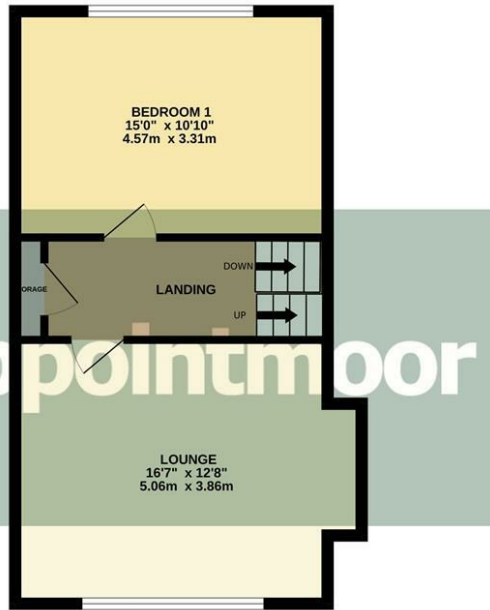
There is potential to make this into a 4 bedroom property. The integral garage could be converted into a lounge (STP) and this would allow the current lounge to be made into a bedroom. A great option for investment buyers or families looking for a 4 bedroom property.



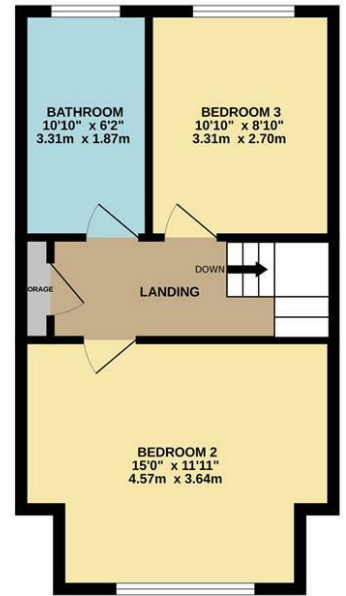
GROUND FLOOR
461 sq.ft. (42.8 sq.m.) approx.



1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



2ND FLOOR
402 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 1299 sq.ft. (120.7 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

AGENTS NOTES: Appointmoor Estates Ltd as our Vendors Agents have endeavoured to check the accuracy of these sales particulars, but however, can offer no guarantee. These details are prepared as a general guide only, including details regarding lease, service charge, lease length and ground rent/review periods, council tax and deposit amount, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own independent experts to verify the statements contained herein and before committing themselves to any expenditure or other legal commitments. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested. Floor plans are not to scale and only provide an indication of the layout. All measurements are approximate and should not be relied upon. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars.

VIEWINGS: BY APPOINTMOOR ESTATES ONLY

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