



FOR SALE

**Fairfax Drive,
Westcliff-On-Sea SS0 9LX**

£350,000 Freehold Council Tax Band - B

- Three Bedroom Terraced Home
- Large Private Rear Garden
- Large Lounge/Diner
- Double Glazing Throughout
- Central Westcliff-On-Sea Location
- Four Piece Bathroom Suite
- Fitted Kitchen With Integrated Appliances
- Situated Close To Local Amenities
- Perfect For First Time Buyer Or Property Investor
- Close To Transport Routes

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

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Description

Welcome to this charming three-bedroom terraced house located on Fairfax Drive in the heart of Westcliff-On-Sea. Upon entering you are greeted with a large Lounge/Dining area, a fitted kitchen with integrated appliances, three generously sized bedrooms and also a modern four-piece bathroom, adding a touch of luxury to your daily routine. Spanning 878 square feet, this home offers a comfortable living space for you to make your own. You also have a

beautiful rear garden perfect for enjoying BBQ's with the family in the summer!

Whether you're a first-time buyer looking to step onto the property ladder or an investor seeking a promising opportunity, this terraced house is a fantastic choice. Its central location in Westcliff-On-Sea ensures easy access to local amenities, making daily errands a breeze.

Entrance

Panelled door to entrance porch, single glazed door leading to hallway, carpet flooring, radiator, pendant lighting.

Lounge/Diner

Carpet flooring, radiator, double glazed bay window to front aspect, feature fireplace, coving to ceiling, cornice, pendant lighting.

Kitchen

Wooden flooring, double glazed obscure door to side aspect, double glaze window to rear aspect, base & wall units, rolltop work surface incorporating stainless steel sink & drainer, 4 point electric hob with extractor over, integrated fridge/freezer, integrated oven, integrated dishwasher, tiled splashback, space and plumbing for washing machine, coving to ceiling, ceiling mounted lighting.

Landing

Carpet, loft access, pendant lighting.

Bedroom 1

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

Bathroom

Laminate flooring, heated towel rail, tiled walls, double glazed obscure window to rear aspect, bath with shower system installed, shower cubicle, W/C, hand basin, ceiling mounted lighting.

Bedroom 2

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

Bedroom 3

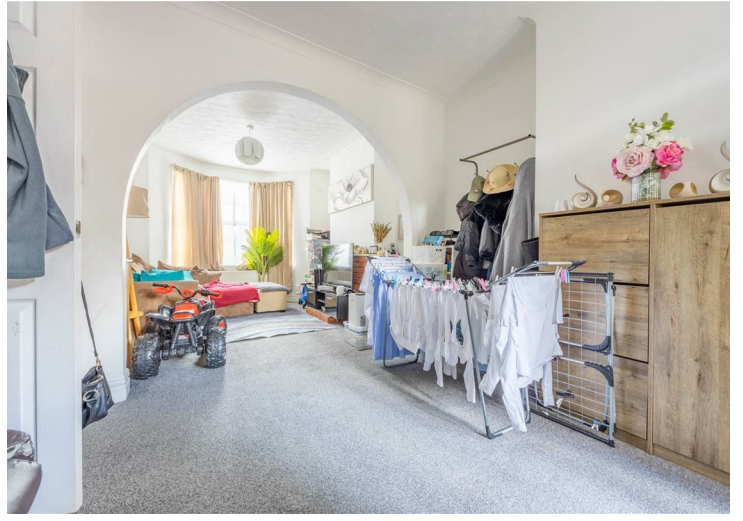
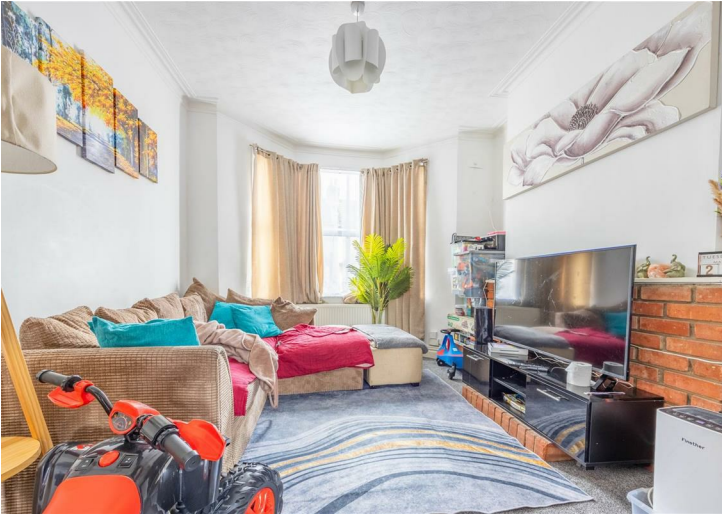
Carpet flooring, radiator, double glazed window to front aspect, coving to ceiling, pendant lighting.

Rear Garden

Paved patio area, laid lawn, shrubs and flower beds, mature trees.

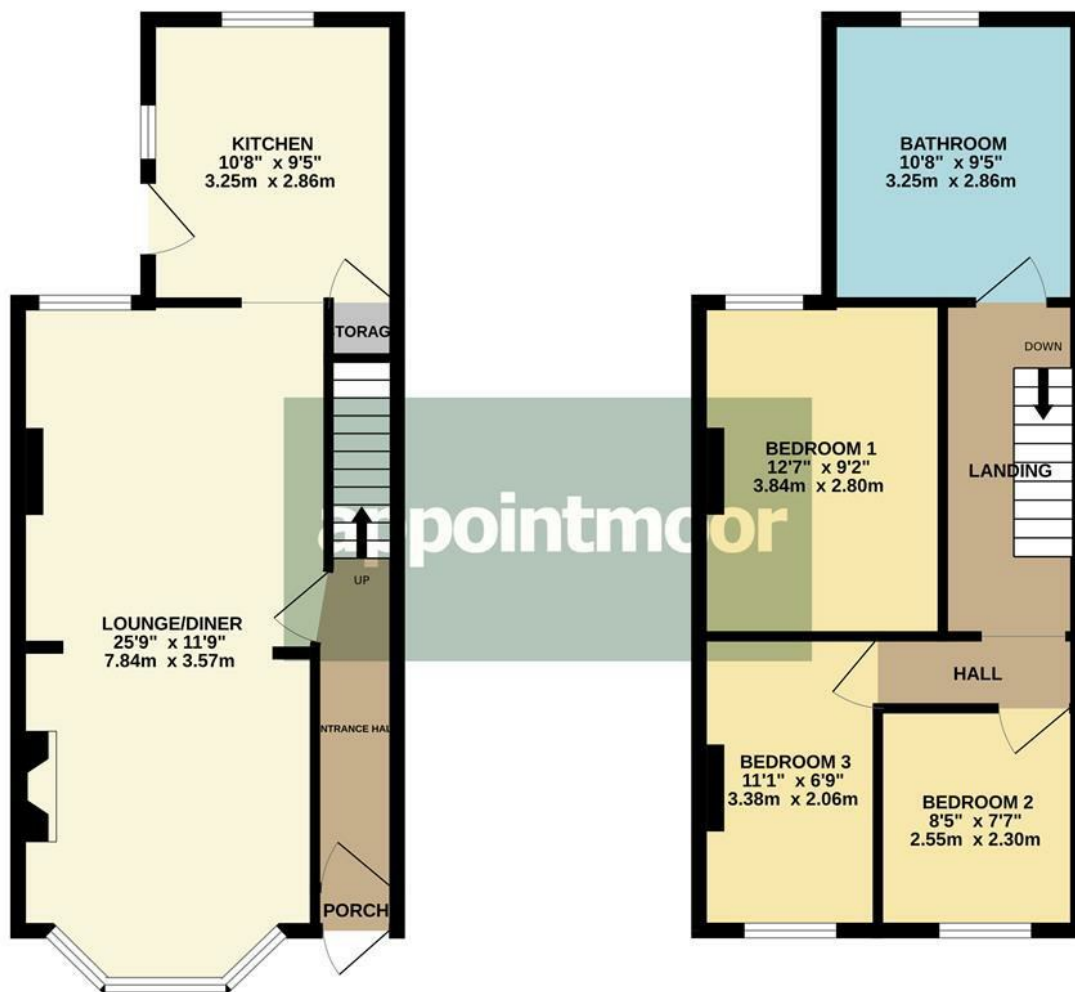
Front Of Property & Parking

Concrete paved pathway to front entrance, on street parking.



GROUND FLOOR
444 sq.ft. (41.2 sq.m.) approx.

1ST FLOOR
434 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA: 878 sq.ft. (81.6 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			80
(81-91) B			
(69-80) C			
(55-68) D		60	
(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			80
(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	

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VIEWINGS: BY APPOINTMOOR ESTATES ONLY

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