



# FOR SALE

**North Road,  
Westcliff-On-Sea SS0 7AB**

**Asking Price £285,000 Freehold Council Tax Band - B**

- **\*PROPERTY INVESTORS ONLY TENANTS IN SITU\***
- Three Bedroom End Of Terraced Home
- Two Reception Rooms
- Spacious Kitchen
- Large Rear Garden
- Walking Distance To Southend Victoria Station
- Local Amenities Nearby
- £15,600 Yearly Rental Income
- Good School Catchments Nearby
- Southend Highstreet Nearby

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

**appointmoor**

## Description

\*\*\* BUY TO LET INVESTORS ONLY - TENANTS CURRENTLY IN SITU\*\*\*

Welcome to North Road of Westcliff-On-Sea, this delightful end terrace house offers a wonderful opportunity for those seeking a cosy yet spacious abode. Boasting two reception rooms, three bedrooms, a well-appointed bathroom, and a large rear garden. Spanning across 842 sq ft, this lovely home is currently occupied by excellent tenants, providing a yearly income of £15,600,

making it an attractive investment opportunity for those looking to expand their property portfolio.

Conveniently located near local amenities, excellent school catchments, and within walking distance to Southend Victoria Station, this home offers both comfort and convenience for its residents. Don't miss the chance to make this charming end terrace property your own and enjoy the best of what Westcliff-On-Sea has to offer.

### Entrance

Double glazed obscure panelled door, carpet flooring, radiator, pendant lighting.

### Lounge

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

### Dining Room

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

### Kitchen

Tiled flooring, double glazed window to side aspect, double glazed sliding door to rear aspect, base & wall units, rolltop worksurface incorporating stainless steel sink & drainer, space for cooker, space for fridge/freezer, space & plumbing for washing machine, ceiling mounted lighting.

### Landing

Carpet flooring, pendant lighting.

### Bedroom 1

Carpet flooring, radiator, double glazed windows to front aspect, pendant lighting.

### Bedroom 2

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

### Bedroom 3

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

### Bathroom

Wooden flooring, radiator, double glazed obscure window to rear aspect, partially tiled walls, panelled bath with shower system over, hand basin, W/C, ceiling mounted lighting.

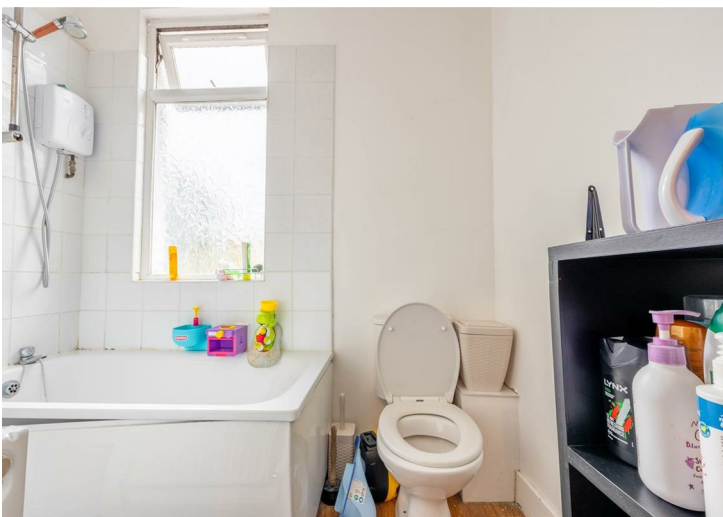
### Rear Garden

Crazy paved patio seating area, laid lawn.

### Front Of Property & Parking

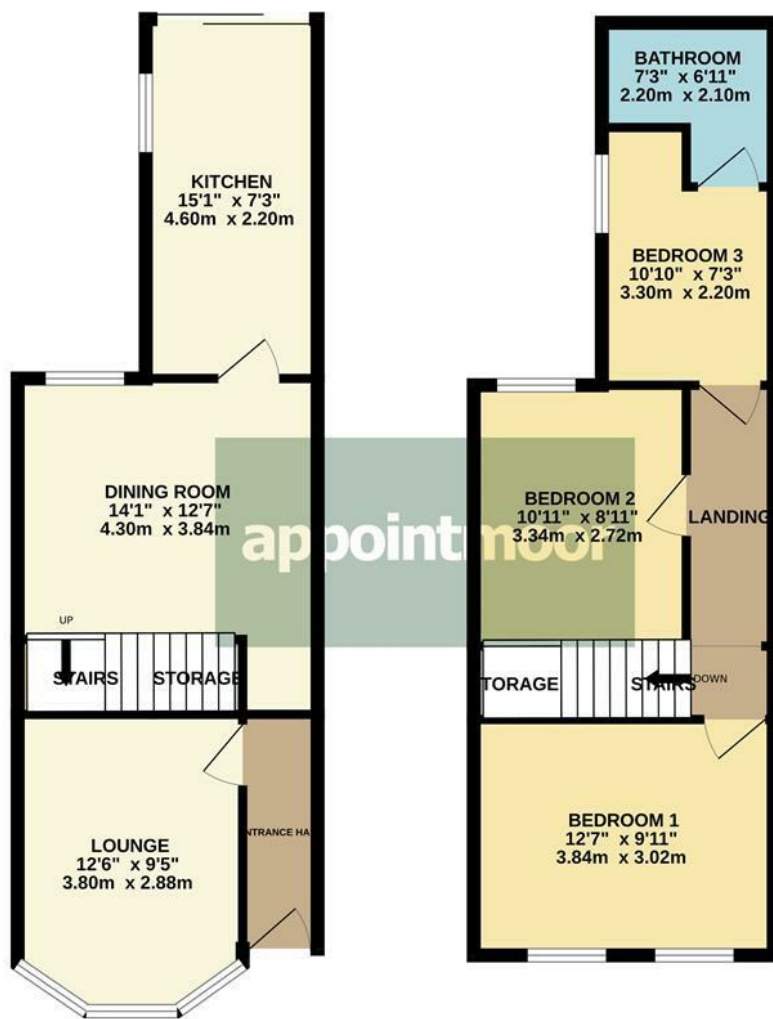
Concrete block paved pathway to entrance, on street parking.





GROUND FLOOR  
430 sq.ft. (39.9 sq.m.) approx.

1ST FLOOR  
412 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 842 sq.ft. (78.2 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.  
Made with Metropix 6/2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			79
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		56	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			79
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> 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**

# appointmoor

- [facebook.com/appointmoor](https://facebook.com/appointmoor)
- [Instagram.com/appointmoor\\_estate\\_agents](https://Instagram.com/appointmoor_estate_agents)
- [twitter.com/appointmoor](https://twitter.com/appointmoor)
- [linkedin.com/company/appointmoor](https://linkedin.com/company/appointmoor)

Appointmoor Sales 72 The Ridgeway,  
Chalkwell, Westcliff-on-Sea, Essex, SSO 8NU  
T. 01702 719966 W. [appointmoor.co.uk](https://appointmoor.co.uk)