



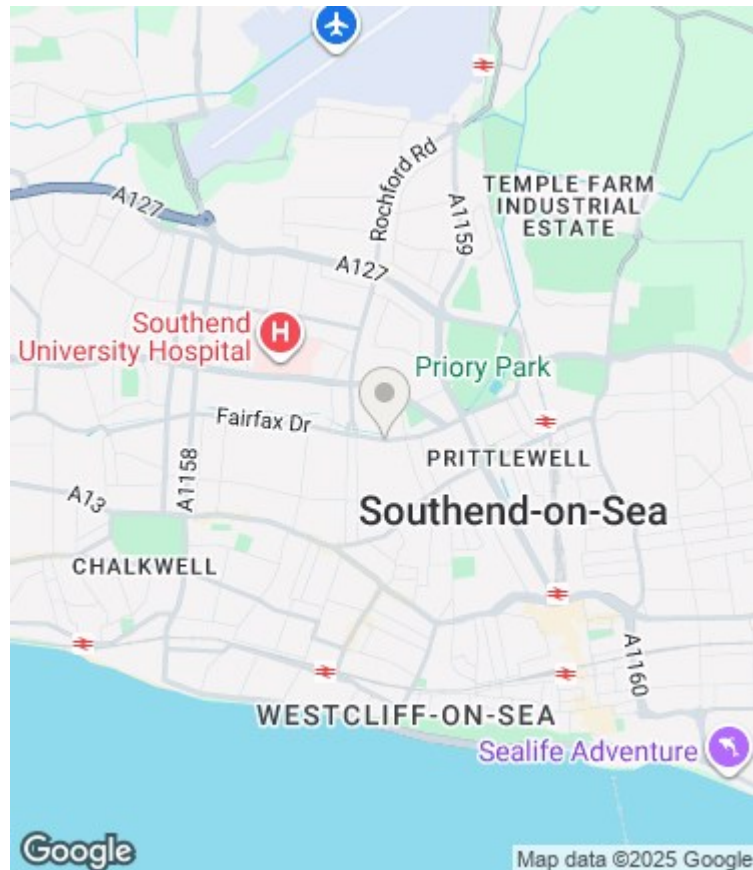
This floorplan is for illustration purposes only. The room sizes, locations of doors, windows and other features are approximate. Plan produced using PlanUp.

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

Viewing

Please contact our Sales & Letting Office on 017027 10555 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guideline and do not constitute any part of an offer or contract. Intending purchasers should rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representations



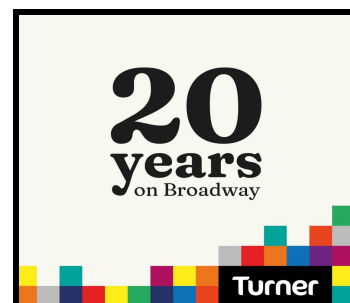
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OFFERED FOR SALE WITH NO ONWARD CHAIN
THREE BEDROOMS
FITTED KITCHEN
FIRST FLOOR CLOAKROOM
15 MINUTE WALK FROM PRITTLEWELL STATION

PERIOD TERRACED HOME
TWO RECEPTION ROOMS
GROUND FLOOR BATHROOM
REAR GARDEN IN EXCESS OF 40'
RECENTLY EPC RATED 'C'

Fairfax Drive, Westcliff-On-Sea
Offers in Excess of
£325,000



WHAT & WHERE - THIS THREE BEDROOM PERIOD HOME IS IDEALLY SITUATED, BEING WITHIN WALKING DISTANCE OF PRITTLEWELL STATION, PRIORY PARK, SOUTHEND HIGH STREET AND HOSPITAL. BEING SOLD WITH NO ONWARD CHAIN AND WITH THE BENEFIT OF TWO RECEPTION ROOMS, FITTED KITCHEN, GOUND FLOOR BATHROOM AND FIRST FLOOR CLOAKROOM, WE WOULD RECOMMEND AN IMMEDIATE INTERNAL INSPECTION.

WHY - A PERFECT HOME FOR ANY YOUNG GROWING FAMILY, OR THOSE LOOKING TO TAKE THEIR FIRST STEP ON THE PROPERTY LADDER.

 3  1  2  C Council Tax Band : B



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Turner Sales & Lettings



ENTRANCE HALL

LOUNGE
4.19 (into bay) x 3.48
(13'8" (into bay) x 11'5")

DINING ROOM
3.68 x 3.54 (12'0" x
11'7")

FITTED KITCHEN
2.63 x 2.49 (8'7" x 8'2")

**GROUND FLOOR
BATHROOM**
3.41 max x 1.55 (11'2"
max x 5'1")

LANDING

BEDROOM ONE
4.55 x 3.48 (14'11" x
11'5")

BEDROOM TWO
3.52 x 2.94 (11'6" x 9'7")

BEDROOM THREE
3.41 max x 1.89 max
(11'2" max x 6'2" max)

**FIRST FLOOR
CLOAKROOM**
2.54 x 0.83 (8'3" x 2'8")

FRONT GARDEN

REAR GARDEN

in excess of 12.19m (in
excess of 40')

