

**SCOTT &
STAPLETON**

SIDMOUTH AVENUE
Westcliff-On-Sea, SS0 0LH
£295,000





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Scott & Stapleton are delighted to offer for sale this super starter home in excellent condition and located in a convenient & sought after location.

This fabulous property benefits from good size, well presented accommodation including a 22' x 10'9 lounge/diner, modern fitted kitchen, UPVC conservatory, 2 large double bedrooms & a modern fitted shower room.

There is also the added benefit of a good size rear garden with a useful brick built outbuilding & WC.

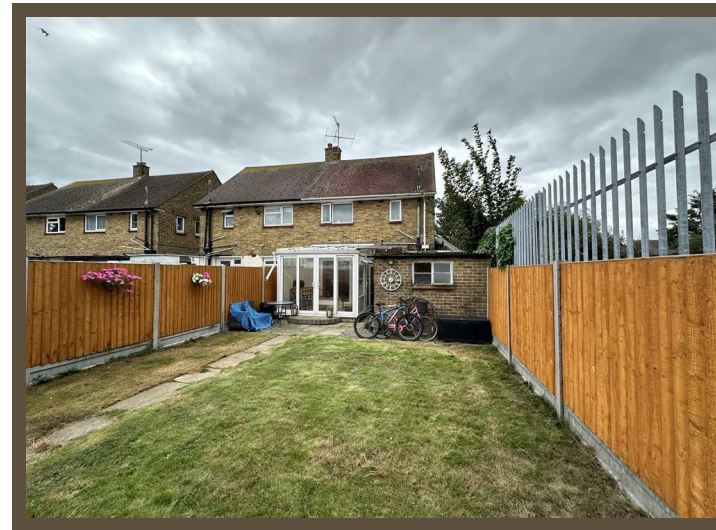
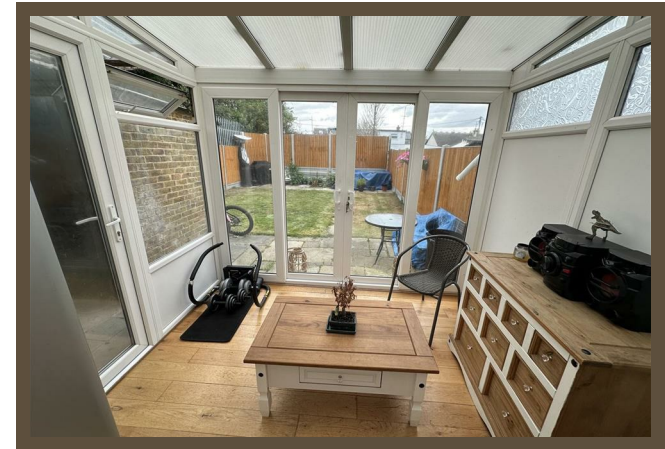
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Centrally located the property is flanked by a children's play area with local schools, parks, shops & transport links whilst major employers such as Southend Airport, RBS & Tesco's are also nearby.

A brilliant opportunity to purchase a first home at a reasonable price, an early internal inspection is strongly advised.



Accommodation comprises

Sliding UPVC double glazed patio doors into porch. UPVC entrance door with stained lead light inset leading to entrance hall.

Entrance hall

3.40m x 1.83m (11'2 x 6')

UPVC double glazed window to side. Stairs to first floor with storage under, built in cupboard housing meters.

Lounge/diner

6.71m x 3.28m reducing to 2.64m (22' x 10'9 reducing to 8'8)

Double aspect room with UPVC double glazed lead light window to front & UPVC double glazed french doors to rear in to conservatory. 2 radiators.

Kitchen

3.18m x 2.44m (10'5 x 8')

UPVC double glazed windows to rear & side, half UPVC double glazed door to rear in to garden. Range of white high gloss base & eye level units, spaces for range cooker, dishwasher & fridge/freezer, wood effect worktops with inset one & a quarter bowl sink unit with matching drainer & mixer tap, tiled splashbacks, wall mounted Vaillant boiler in matching cupboard, tiled floor, ceiling spotlights.

Conservatory

2.84m x 2.90m (9'4 x 9'6)

UPVC double glazed with French doors to rear & further double glazed door to side. Wooden floor.

First floor landing

1.88m x 1.55m (6'2 x 5'1)

UPVC double glazed window to side. Loft access, fitted airing cupboard.

Bedroom 1

3.18m x 4.32m increasing to 5.26m (10'5 x 14'2 increasing to 17'3)

Large, full width room with 2 UPVC double glazed lead light windows to front. Radiator.

Bedroom 2

3.35m x 2.90m (11' x 9'6)

UPVC double glazed window to rear. Fitted wardrobe, radiator.

Shower room

2.24m x 1.65m (7'4 x 5'5)

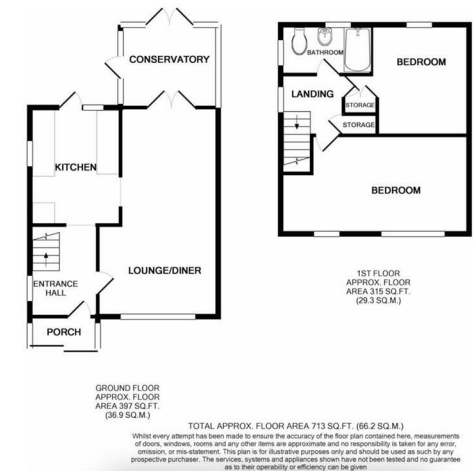
Obscure UPVC double glazed windows to rear & side. White suite comprising of corner shower cubicle, low level WC & pedestal wash hand basin with mixer tap. Tiled floor, part tiled walls, heated towel rail, shaver point, extractor fan.

Front garden

The property is set well back from the road with a large lawned front garden flanked by a children's play area. Gated pedestrian access to rear.

Rear garden

Good size, well tended garden extending to approx. 40'. Covered area to immediate rear with lighting & outside tap. Useful brick built out building with one large storage area with plumbing for washing machine & space for tumble dryer, further outside loo. Remainder of the garden is laid to lawn with patio's to immediate rear of property and additional one to the rear of the garden. Fully fenced.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

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	