



Located on Hainault Avenue in the charming area of Westcliff-on-Sea, this spacious three-bedroom end-terrace house presents an excellent opportunity for those seeking a comfortable family home. The property boasts a delightful bay-fronted lounge, which is adorned with original features that add character and warmth to the living space. The kitchen is generously sized and offers ample storage, making it a practical area for culinary enthusiasts and family gatherings alike. This home serves as an ideal canvas, allowing you to infuse your personal style and make it truly your own. Conveniently located, the property is in close proximity to Southend Hospital, making it an excellent choice for healthcare professionals or families who value accessibility to essential services. With its blend of space, character, and potential, this terraced house is a wonderful prospect for anyone looking to settle in a vibrant community. Don't miss the chance to view this charming property and envision the possibilities it holds for you and your family.

- Spacious end-terrace house
- Bay-fronted lounge with original features
- Three-piece bathroom
- Dining room giving access to the rear garden
- Within distance to Southend Train Station
- Three well-sized bedrooms
- Kitchen with ample storage
- Large rear garden
- Ideal canvas to add your own stamp
- Close to Southend Hospital

Hainault Avenue

Westcliff-On-Sea

£325,000



Hainault Avenue



Frontage

Brick wall perimeter, side access to the rear garden, iron gate taking you to a pathway leading to:

Entrance Hallway

Entrance door to the front, carpeted stairs rising to the first floor landing with understairs storage, cornicing, pendant light, radiator, carpet.

Lounge

15'10 x 11'4

Ceiling with a ceiling rose, feature pendant light, double-glazed bay window to the front, radiator, disconnected 60's gas fireplace, carpet.

Dining Room

12'9 x 9'8

Coved ceiling with a pendant light, two UPVC double-glazed windows to the rear overlooking the garden, UPVC double-glazed door to the rear leading out to the garden, radiator, carpet.

Kitchen

12'3 x 6'4

Smooth ceiling with a strip light, UPVC double-glazed window to the rear overlooking the garden. Kitchen comprising of; wall and base-level units with a roll-edge marble effect laminate worktop, space for washing machine, space for a fridge freezer, freestanding oven with a four-ring gas hob, wall-mounted boiler, carpet.

First Floor Landing

12'3 x 10'4

Pendant light, loft access (loft with a pull-down ladder, loft is boarded and insulated), carpet, storage cupboard, doors to all rooms.

Bedroom One

12'3 x 10'4

Coved ceiling with a pendant light, double-glazed UPVC window to the rear overlooking the garden, radiator, cupboard housing a wall-mounted Ideal Logic boiler, space for wardrobes, carpet.

Bedroom Two

12'8 x 10'4

Original cornicing, two double-glazed windows to the front, radiator, carpet.

Bedroom Three

7'9 x 6'0

Smooth coved ceiling with a pendant light, double-glazed window to the front, radiator, carpet.

Three-Piece Bathroom

8'9 x 5'9

Obscured UPVC double-glazed window to the rear, smooth ceiling with a pendant light and an extractor fan, low-level WC, paneled bath with a shower hose, pedestal wash basin, radiator, fully tiled walls, towel rail, wood effect laminate flooring.

Rear Garden

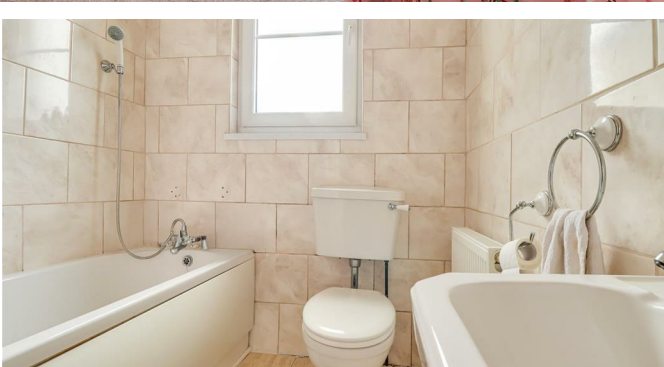
Commences paved patio area with the remainder laid to lawn, two wooden storage sheds to the very rear, outside WC converted into a utility room with a freezer and tumble dryer (there are to remain), side access back to the front drive, outside tap, outside lighting.

Agents Notes:

All of the windows at the front of the property were replaced in 2017.

Boiler was installed in 2013.

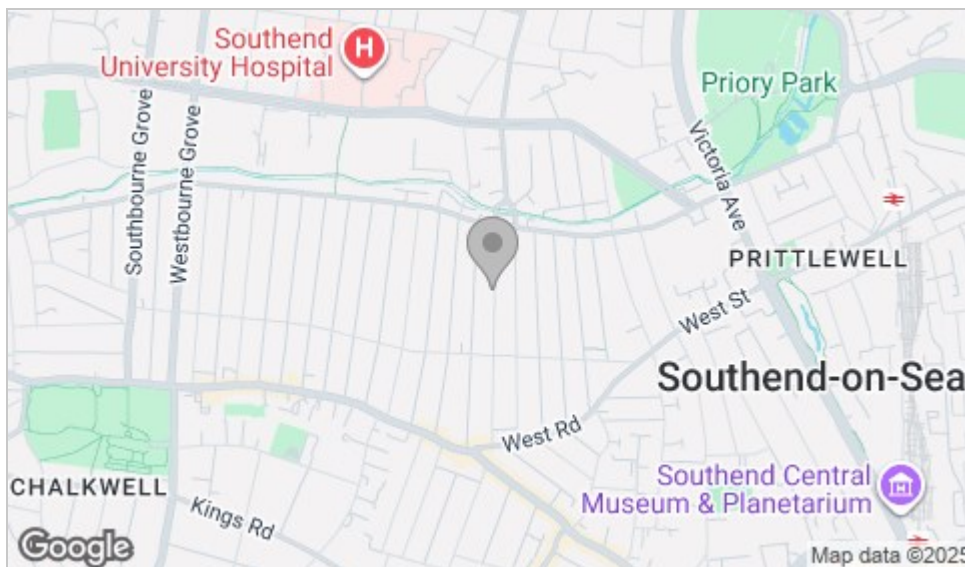
Council tax band: B



Floor Plan



Area Map



Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 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 guidance and do not constitute any part of an offer or contract. Intending purchasers should not 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 representation or warranty in respect of the property.

1336 London Road, Leigh-on-Sea, Essex, SS9 2UH

Office: 01702 887 496 los@bearestateagents.co.uk <http://www.bearestateagents.co.uk/>

Energy Efficiency Graph

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		