



CARLINGFORD DRIVE

WESTCLIFF-ON-SEA, SS0 0SE

GUIDE PRICE £325,000
FREEHOLD

* £325,000 - £350,000 * WELL PROPORTIONED AND VERSATILE TWO/THREE BEDROOM SEMI-DETACHED BUNGALOW POSITIONED ON A CORNER PLOT IN A PROMINENT AND SOUGHT AFTER LOCATION IN WESTCLIFF-ON-SEA. BENEFITTING FROM AMPLE OFF-STREET PARKING, A DETACHED GARAGE AND A LOW MAINTENANCE REAR GARDEN. PERFECTLY POSITIONED FOR SOUTHEND HOSPITAL AND HIGH PERFORMANCE GRAMMAR SCHOOLS.

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Total Approximate Floor Area
818.70 sq. ft
(76.06 sq. m)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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