



## Dolphins

Westcliff-on-Sea

- MID TERRACE HOUSE
- THREE BEDROOMS
- OFF ROAD PARKING
- WELL PRESENTED THROUGHOUT



## Guide Price £315,000

**\*\*LOVELY REFURBISHMENT\*\* \*\*NO ONWARD CHAIN\*\***

A three bedroom mid terrace home that has recently undergone an attractive refurbishment throughout, featuring parking and a garage to the front and a lovely rear garden.





Hair & Son are delighted to market this three bedroom mid terrace home in a popular residential pocket of Westcliff-on-Sea.

The property has recently been refurbished to a great standard throughout making this a perfect purchase for those who are looking for a ready made home.

Boasting a stunning kitchen with Herringbone flooring, a large lounge measuring 18'0 x 15'1 with new carpets laid to floor. This room receives huge natural light making it a lovely retreat for relaxation.

Upstairs features three bedrooms with the master bedroom located at the rear, as well as a separate bathroom and w/c.

Externally you have an easy to maintain rear garden, off road parking to the front as well as a garage allowing for great storage space.

Situated in a quiet cul de sac location offering easy access



to quality local schools, shops and supermarkets as well as Southend Airport and mainline rail station.

#### **KITCHEN**

15' 1" x 8' 8" (4.6m x 2.64m)

#### **LOUNGE**

18' 0" x 15' 1" (5.49m x 4.6m)

#### **LANDING**

#### **BEDROOM ONE**

14' 5" x 9' 0" (4.39m x 2.74m)

#### **BEDROOM TWO**

11' 4" x 8' 9" (3.45m x 2.67m)

#### **BEDROOM THREE**

12' 0" x 5' 9" (3.66m x 1.75m)

#### **BATHROOM**

#### **WC**

#### **GARDEN**

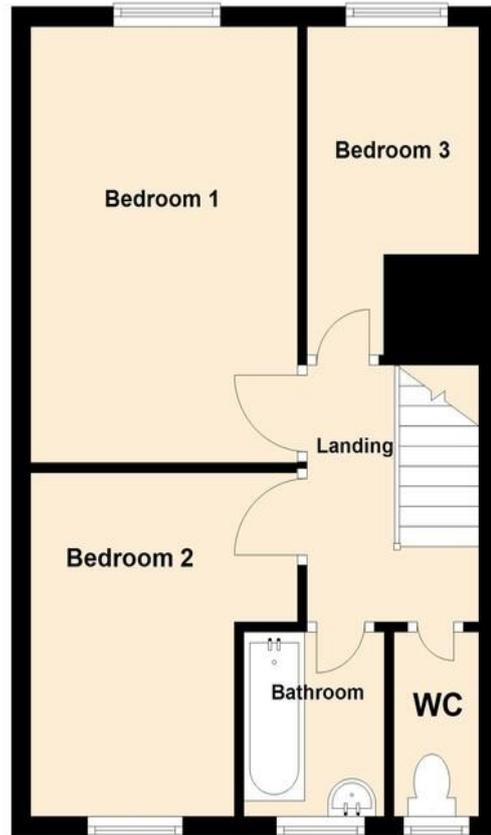
#### **GARAGE**

These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.



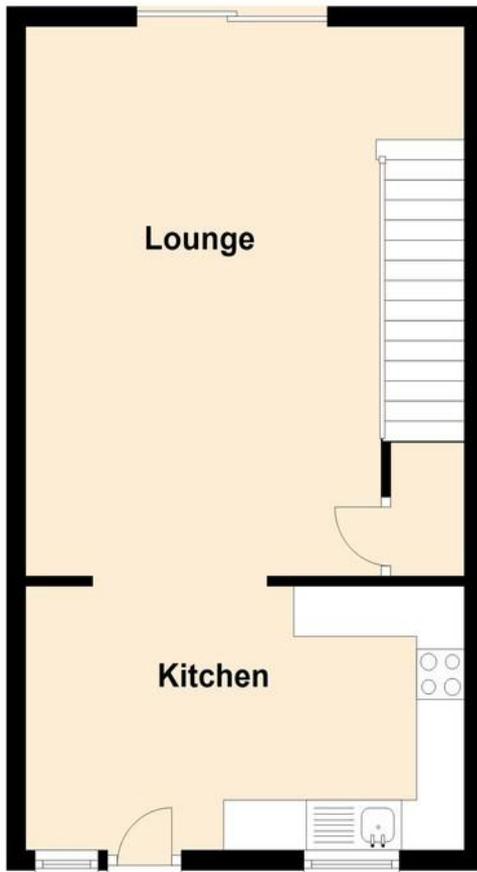
## First Floor

Approx. 37.0 sq. metres (398.4 sq. feet)



## Ground Floor

Approx. 37.8 sq. metres (406.4 sq. feet)



Total area: approx. 74.8 sq. metres (804.8 sq. feet)

Regulated by RICS

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