

Ist Call

SALES AND LETTINGS



Ramuz Drive, Westcliff-On-Sea, SS0 9JN

Offers Over £350,000

This spacious and well presented three bedroom family home is situated in the heart of Westcliff offering easy access to a variety of great quality schools, Southend University Hospital and public transport links. Offering a spacious lounge/ diner, kitchen with utility room, three bedrooms and a large family bathroom the property also benefits from gas central heating, double glazed windows and a low maintenance west facing rear garden. Viewing advised.

Accommodation Comprising

Front door providing access to...

Entrance Hall



Wood block flooring, staircase to first floor with understairs storage cupboard, radiator, dado & picture rails, covered ceiling, doors off to...

Lounge/ Diner 31'11 into bay x 11'4 < 9'4 (9.73m into bay x 3.45m < 2.84m)

Lounge Area



Double glazed bay window to front, radiator, feature fireplace with inset gas fire, picture rail, covered ceiling with ceiling rose, open plan to...

Dining Area



Double glazed french doors to rear garden, radiator, picture rail, covered ceiling with ceiling rose...

Kitchen 10'10 x 7'5 (3.30m x 2.26m)



Range of fitted base units with toning roll edged working surfaces over, inset one and a half bowl stainless steel sink unit, gas range cooker with extractor hood over, space and plumbing for dishwasher, matching range of wall mounted units, tiled splashbacks and flooring, double glazed window to rear, doorway to...



Utility Room 10'11 x 4'6 (3.33m x 1.37m)

Double glazed door and windows to side, wall

mounted gas central heating & hot water boiler, roll edged working surfaces with space and plumbing for washing machine and further appliances beneath, range of wall mounted units, tiled splashbacks and flooring...

First Floor Landing

Loft access, dado & picture rails, doors off to...

Bedroom 1 17'4 into bay x 10'10 (5.28m into bay x 3.30m)



Double glazed bay window to front, radiator, feature cast iron fireplace, laminate wood flooring, picture rail, coved ceiling...

Bedroom 2 14'2 x 11'4 (4.32m x 3.45m)

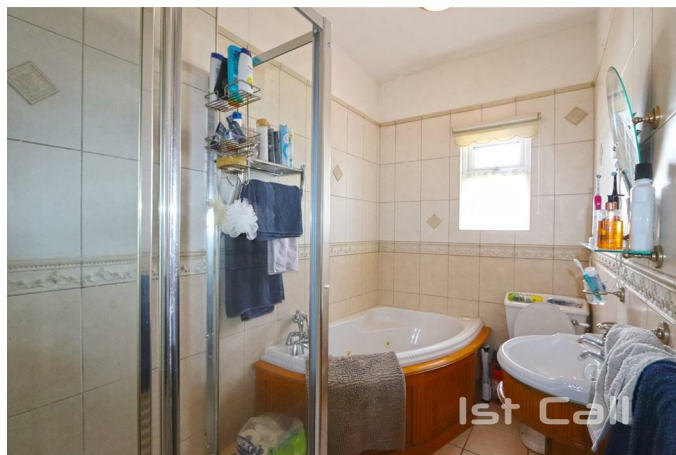


Double glazed window to rear, radiator, feature cast iron fireplace, laminate wood flooring, picture rail, coved ceiling...

Bedroom 3 8'5 x 5'11 (2.57m x 1.80m)

Double glazed oriel bay window to front, radiator, laminate wood flooring, picture rail...

Family Bathroom 10' x 5'5 (3.05m x 1.65m)



Suite comprising large glazed walk in shower cubicle, corner 'spa' bath with mixer tap and shower attachment, vanity wash hand basin, low level W.C, heated towel rail, electric shaver point, tiled walls and flooring, obscure double glazed window to rear...

Externally



Rear Garden



Approx. 40' west facing rear garden comprising timber decked patio area, remainder mostly paved with flower borders, further timber decked patio area, door to outside W.C. ...

Floor Plan

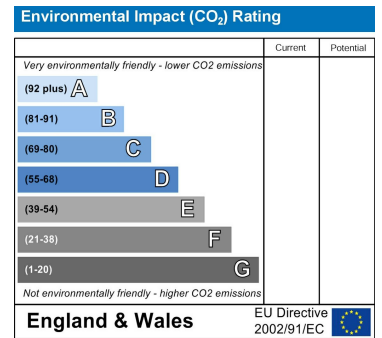
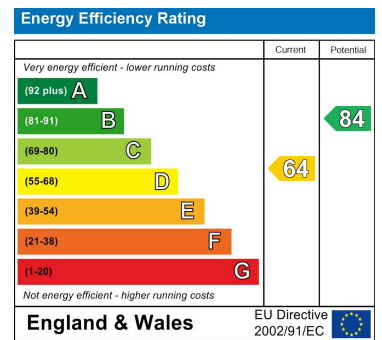


TOTAL FLOOR AREA - 1037 sq.ft. (96.3 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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