

# Ist Call

SALES AND LETTINGS



**St. Johns Road, Westcliff-On-Sea, SS0 7JY**

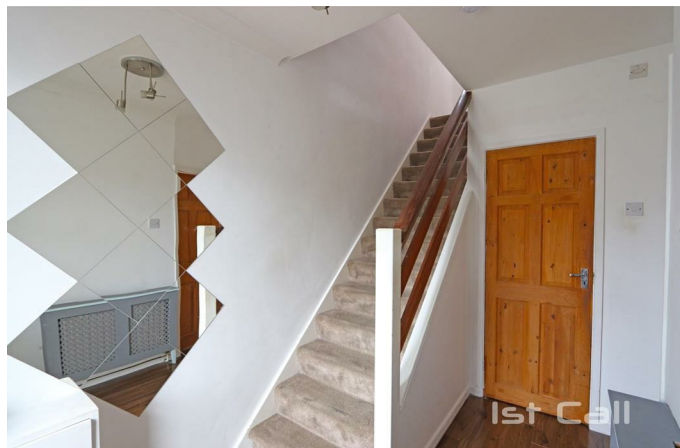
**Guide Price £350,000**

**\*\* GUIDE PRICE £350,000 - £375,000 \*\*** Situated within the heart of Westcliff on Sea just yards from the shops and eateries of Hamlet Court Road as well as within a short stroll of Westcliff rail station and the seafront is this well presented three bedroom end of terrace house. Offering a spacious front lounge there is also an open plan kitchen/ diner and cloakroom to the ground floor with three bedrooms and a family bathroom upstairs. With a south facing rear garden and garage to the rear the property is being offered for sale with no onward chain and we would recommend an internal viewing. Whether you're looking for a peaceful retreat or a place to create lasting memories, this property offers the perfect canvas for you to make it your own. Don't miss out on this fantastic opportunity to own a piece of Westcliff-On-Sea's vibrant community.

### Accommodation Comprising

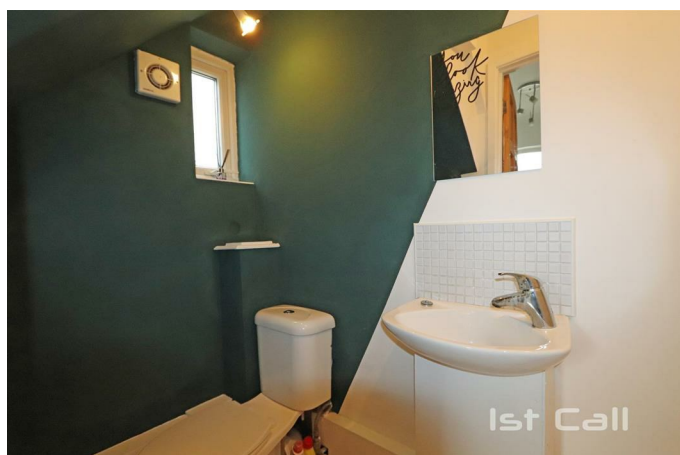
Double glazed door leading to enclosed storm porch with further uPVC double glazed door providing access to...

### Entrance Hall



Radiator, staircase to first floor, laminate wood flooring, smooth plastered covered ceiling, doors off to...

### Cloakroom



Suite comprising low level W.C., pedestal wash hand basin, radiator, space and plumbing for washing machine, extractor fan, smooth plastered covered ceiling, obscure double glazed window to side...

### Lounge 13'10 x 12'10 (4.22m x 3.91m)



Large double glazed window to front, radiator, laminate wood flooring, smooth plastered covered ceiling, opening to...



### Kitchen/ Diner 19'2 x 9'6 (5.84m x 2.90m)





### Dining Area



Double glazed french doors to rear garden, radiator, tiled flooring, smooth plastered ceiling, open plan to...

### Kitchen Area



Range of fitted base units with toning roll edged working surfaces over, inset single drainer stainless steel sink unit, integrated stainless steel gas hob with oven below extractor hood over, space and plumbing for dishwasher, breakfast bar, matching range of wall mounted units, tiled splashbacks and flooring, smooth plastered ceiling with inset spotlights, double glazed window to side, double glazed door and window to rear...

### First Floor Landing

Double glazed window to side, loft access, smooth plastered ceiling, doors off to...

### Bedroom 1 13'11 x 11'11 (4.24m x 3.63m)



Large double glazed window to front, radiator, range of fitted wardrobe cupboards, stripped and varnished wooden flooring, smooth plastered covered ceiling...



### Bedroom 2 11'10 x 9'7 (3.61m x 2.92m)



Double glazed window to rear, radiator, cupboard housing gas central heating & hot water boiler, stripped and varnished wooden flooring, smooth plastered covered ceiling...

### Bedroom 3 9'5 x 6'11 (2.87m x 2.11m)



Double glazed window to front, radiator, stripped and varnished wooden flooring, smooth plastered coved ceiling..

### Rear Garden



South facing rear garden comprising timber decked patio area, remainder mostly paved with raised planted border, gate providing side access...

### Bathroom



White suite comprising panelled 'P' bath with central mixer tap and shower unit over, glazed shower screen, vanity wash hand basin, low level W.C., tiled splashbacks and flooring, smooth plastered ceiling with inset spotlights, obscure double glazed window to rear...

### Garage



Own garage with up & over door accessed via shared driveway to side of property...

### Externally



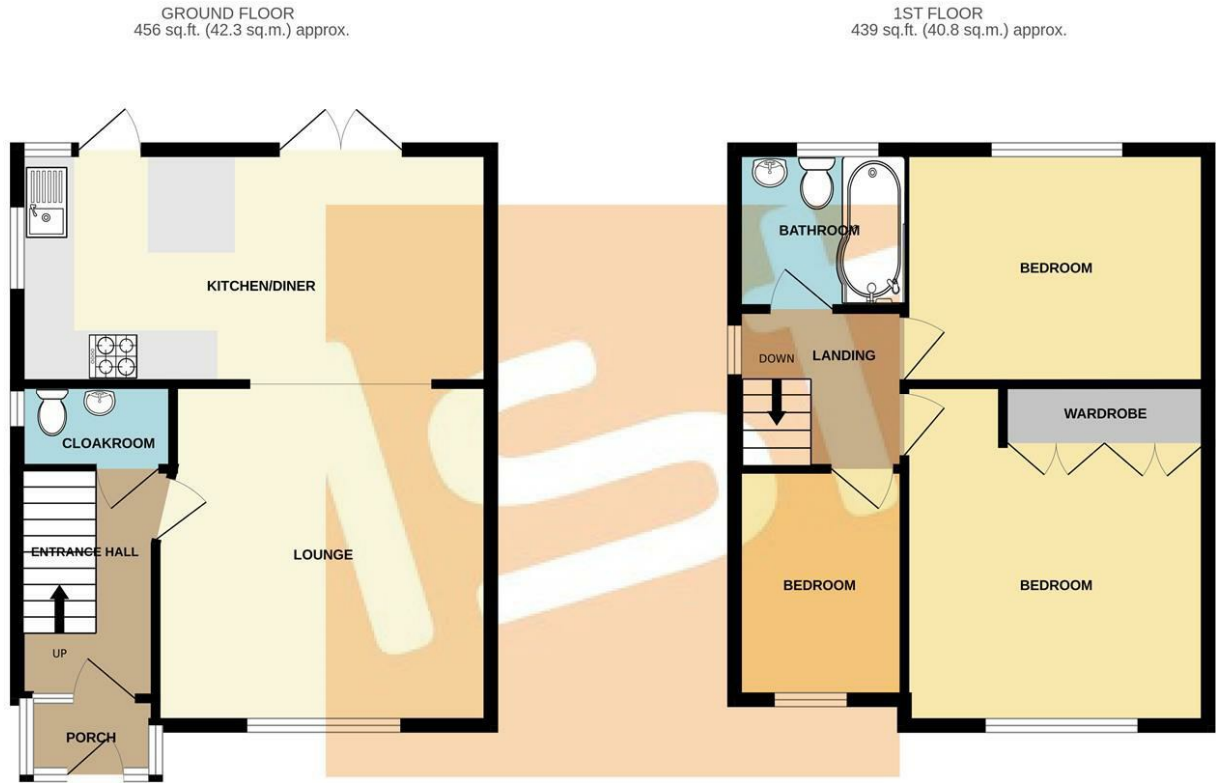
### Front Garden

Mostly paved and bounded by brick wall...

### Agents Note

The property is situated within a residents parking permit zone with permits available from the local authority and costing from £18.50 per annum. More information can be found at <https://www.southend.gov.uk/car-parks-1/types-parking-permit>

# Floor Plan

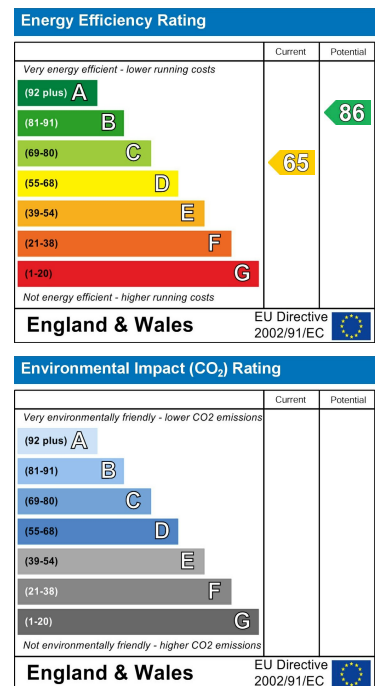


TOTAL FLOOR AREA : 894 sq.ft. (83.1 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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