

# Ist Call

SALES AND LETTINGS



## Mendip Crescent, Westcliff On Sea, SS0 0HL

**£325,000**

This three bedroom end of terrace family home is situated within catchment of The Eastwood Academy and within easy access of Westcliff High grammar schools and Southend University Hospital. With a lounge and open plan kitchen/ diner to the ground floor, there are three bedrooms and a family bathroom upstairs and the property further benefits from off street parking and a west facing rear garden. Fully double glazed and with gas central heating we feel the property would make a great first time or investment purchase and we would recommend viewing.

**Accommodation Comprising**  
uPVC double glazed front door to...

**Entrance Hall**

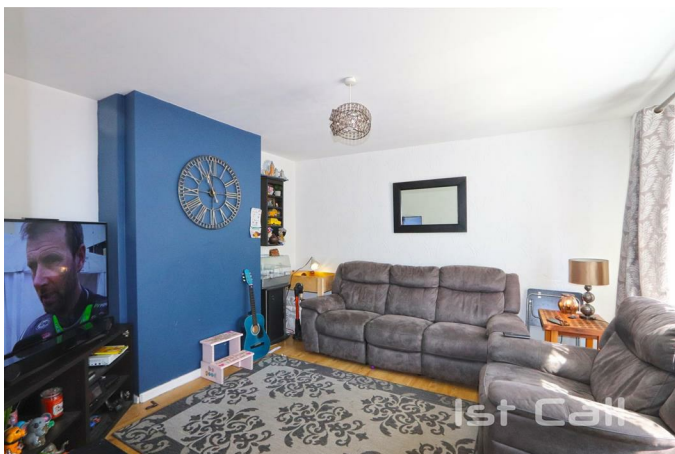


Double glazed window to side, staircase to first floor, understairs storage area with wall mounted gas central heating & hot water boiler, radiator, laminate wood flooring, doors off to...

**Lounge 13'1 x 12'6 (3.99m x 3.81m)**



Double glazed window to front, radiator, laminate wood flooring...



**Kitchen/ Diner 18'10 x 8'10 (5.74m x 2.69m)**



Range of modern 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 and extractor hood over, space and plumbing for washing machine, matching range of wall mounted units, tiled splashbacks, radiator, smooth plastered coved ceiling, 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 13'1 x 9'11 (3.99m x 3.02m)



Double glazed window to front, radiator...

### Bedroom 2 10'11 x 9'3 (3.33m x 2.82m)



Double glazed window to rear, radiator, built in wardrobe cupboard...

### Bedroom 3 8'8 x 7'11 (2.64m x 2.41m)



Double glazed window to front, radiator, laminate wood flooring, smooth plastered ceiling...

### Bathroom



White suite comprising panelled bath with shower unit over and glazed shower screen, pedestal wash hand basin, low level W.C., fully tiled walls, radiator, smooth plastered ceiling with inset spotlights, obscure double glazed windows to side and rear...

### Externally

#### Front Garden

Providing off street parking for 2 vehicles...

#### Rear Garden



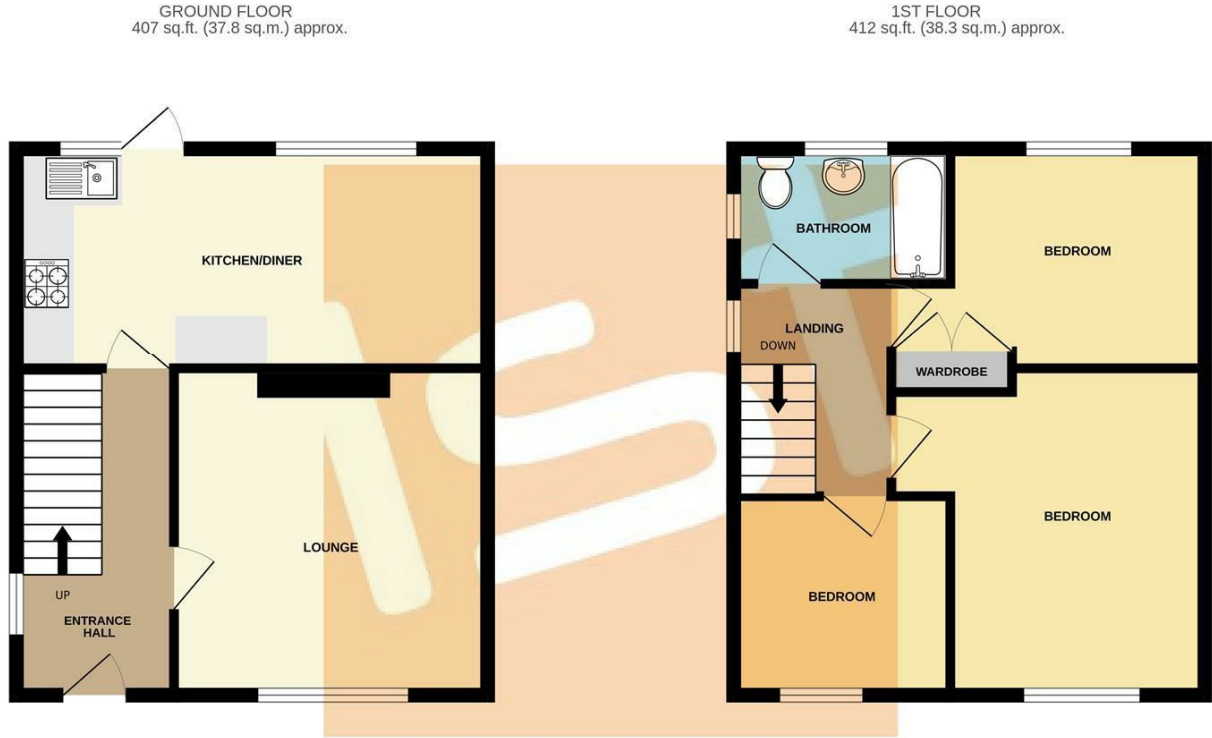
West facing rear garden comprising paved patio area, remainder mostly laid with artificial lawn, timber shed, large brick built store, gate providing side access...



**Agents Note**

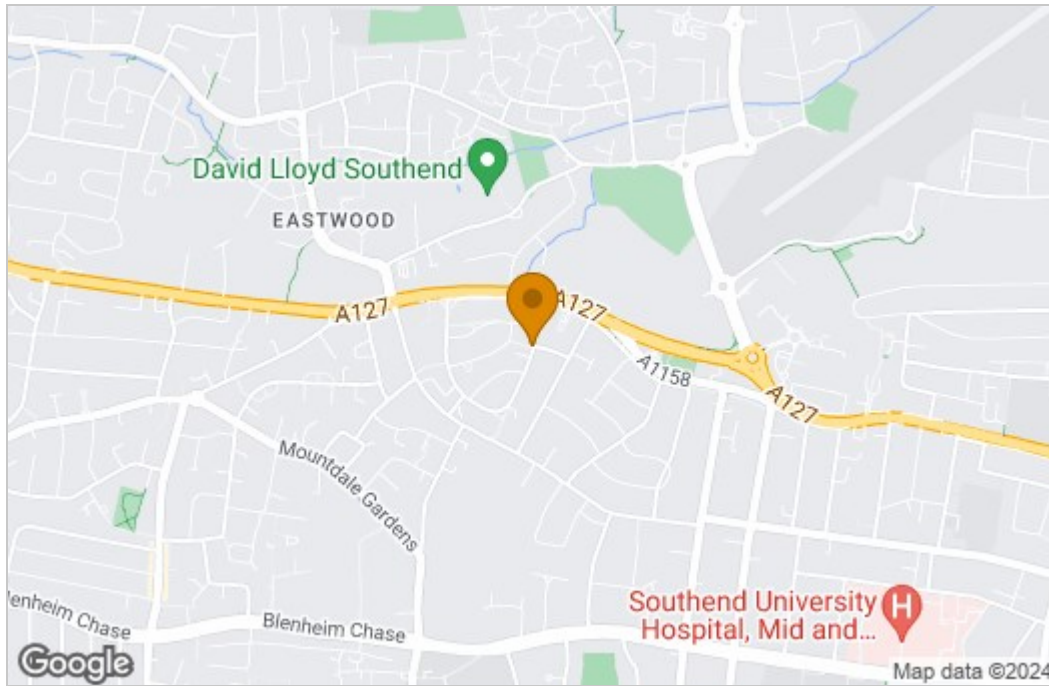
The property is currently tenanted and can be offered for sale either with the tenant in situ or with vacant possession...

# Floor Plan

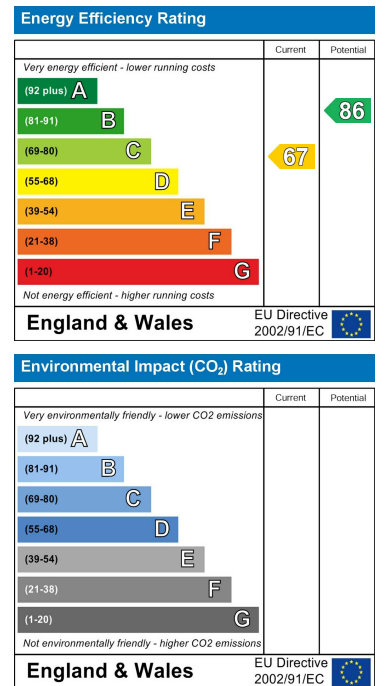


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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