

# Ist Call

SALES AND LETTINGS



**Silverdale Avenue, Westcliff On Sea, SS0 9BD**

**£300,000**

This spacious three bedroom terraced family home offers great potential and whilst needing work has been priced to reflect the improvements required. With a large lounge/ diner, spacious kitchen/ breakfast room, three bedrooms and a family bathroom the property also benefits from double glazed windows and gas central heating as well as an approx. 45' rear garden. Offering great potential to create a fine family home the property is being offered with no onward chain and we would recommend viewing.

### Accommodation Comprising

Front door providing access to...

### Entrance Hall

Staircase to first floor, radiator, coved ceiling, doors off to...

**Lounge/ Diner 29'0" x 11'2" < 8'5" (8.84 x 3.40 < 2.57)**



**Lounge Area 14'11 into bay x 11'3 (4.55m into bay x 3.43m)**



Double glazed bay window to front, radiator, coved ceiling with ceiling rose, open plan to...

**Dining Area 13'8 x 8'4 (4.17m x 2.54m)**



Double glazed french doors to rear garden, radiator, serving hatch to breakfast room...

**Kitchen/ Breakfast Room 25'1" x 8'2" < 6'10" (7.65 x 2.49 < 2.08)**



**Breakfast Area 12'10 x 8'2 (3.91m x 2.49m)**

Double glazed window to side, radiator, open plan to...

**Kitchen 11'9 x 6'10 (3.58m x 2.08m)**



Range of modern fitted base units with toning roll edged working surfaces over, inset single drainer sink unit, space and plumbing for washing machine, gas cooker, matching range of wall mounted units, wall mounted gas central heating & hot water boiler, tiled splashbacks, double glazed windows to rear and side, double glazed door to garden...

### First Floor Landing

Radiator, loft access, built in storage cupboard, doors off to...

**Bedroom 1 14'11" into bay x 11'4" (4.55 into bay x 3.45)**



Double glazed bay window to front, radiator, coved ceiling...

**Bedroom 2 13'7" x 8'8" (4.14 x 2.64)**



Double glazed window to rear, radiator...

**Bedroom 3 7'7" x 6'3" (2.31 x 1.91)**



Double glazed window to front, radiator...

**Bathroom 7'11" x 7'2" (2.41 x 2.18)**



White suite comprising panelled bath with mixer tap, pedestal wash hand basin, low level W.C., radiator, tiled splashbacks, two obscure double glazed windows to rear...

**Externally**



**Rear Garden**



Approx. 45' in depth comprising paved patio area, remainder mostly laid to lawn...

# Floor Plan



TOTAL FLOOR AREA: 986 sq.ft. (91.6 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			61
(39-54) E		46	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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