

Ist Call

SALES AND LETTINGS



Dulverton Avenue, Westcliff-On-Sea, SS0 0HP

£450,000

We are delighted to offer for sale this charming three/ four bedroom semi detached family home situated within the heart of the sought after Somerset Estate and within easy access of both Westcliff High Schools and Southend Hospital. In need of general modernisation the property offers great potential with a spacious lounge/ diner, kitchen and home office which could double up as a fourth bedroom to the ground floor. The first floor offers three good sized bedrooms and a family bathroom. Retaining many character features and benefitting from an approx. 75' west facing rear garden, off street parking and a garage an internal viewing is recommended.

Accommodation Comprising

uPVC double glazed door providing access to...

Entrance Hall



Radiator, large built in storage cupboard, staircase to first floor with understairs storage cupboard, oak panelling to walls with plate rail, doors off to...

Lounge/ Diner 23'1 into bay x 11'11 (7.04m into bay x 3.63m)



Lead lite double glazed bay window to front, sliding double glazed patio doors to rear garden, radiator, feature brick fireplace with timber mantle and inset gas fire, mock beams to smooth plastered ceiling...



Kitchen 10'1 x 9'8 (3.07m x 2.95m)



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

Study/ Bedroom 4 9'11 x 7'10 (3.02m x 2.39m)



Lead lite double glazed window to front, radiator...

First Floor Landing

Doors off to...

Bedroom 1 12'7 into bay x 11'11 (3.84m into bay x 3.63m)



Lead lite double glazed bay window to front, radiator, range of fitted wardrobe cupboards...

Bedroom 2 11'11 x 9'11 (3.63m x 3.02m)



Double glazed window to rear, radiator, dado rail, loft access...

Bedroom 3 11'11 x 6'8 (3.63m x 2.03m)



Double glazed window to side, radiator, range of fitted wardrobe cupboards...

Bathroom 9'10 x 8'4 (3.00m x 2.54m)



Suite comprising panelled bath with shower unit over and glazed shower screen, vanity wash hand basin, low level W.C., fully tiled walls, radiator, heated towel rail, large built in airing cupboard housing hot water cylinder, obscure double glazed windows to side and rear...

Externally



Front Garden

Paved providing off street parking, flower/ shrub borders, block paved driveway to side providing access to...

Detached Garage



With electric roller door, power & light connected, personal door to garden...

Rear Garden



Approx. 75' west facing rear garden comprising large patio area, remainder mostly laid to lawn with established flower/ shrub borders, timber shed, gate providing side access...



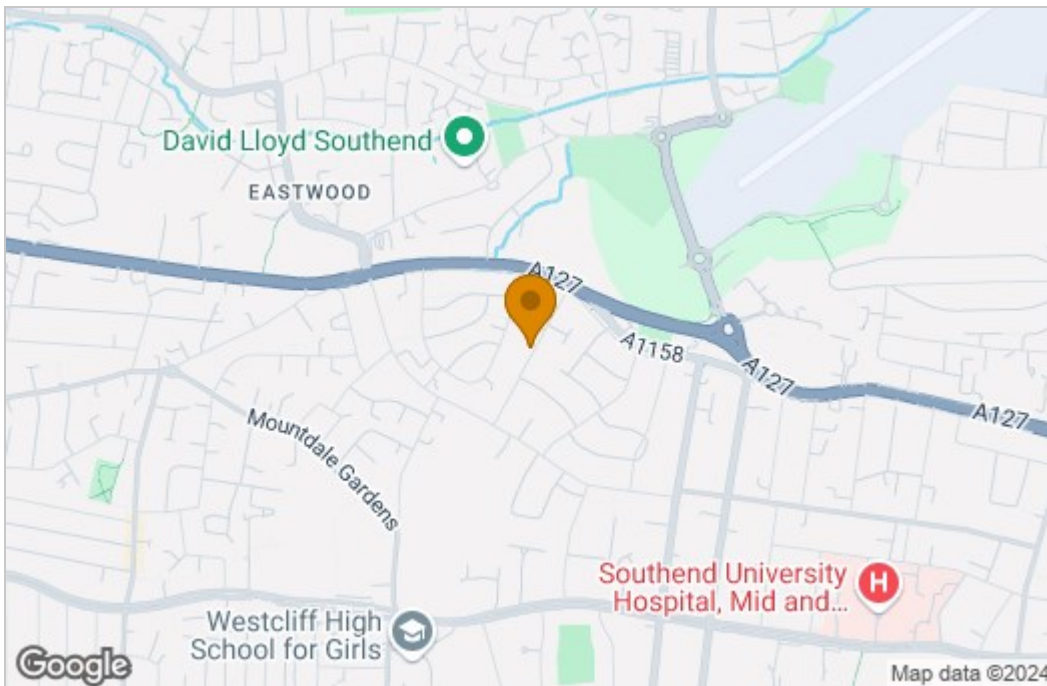
Floor Plan



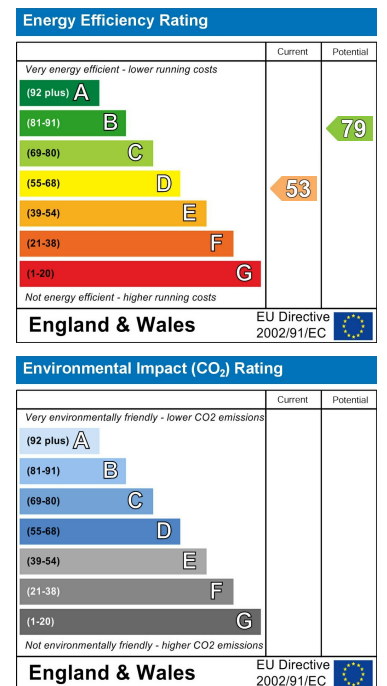
TOTAL FLOOR AREA: 1085 sq.ft. (100.8 sq.m.) approx.

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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