



114 Ramuz Drive



# 114 Ramuz Drive Westcliff-On-Sea Essex SS0 9JL

Home Estate Agents are delighted to offer for sale this fabulous three bedroom terraced house in Westcliff-on-Sea. Ideally suited to small families.

The accommodation comprises; entrance hall and a super open plan contemporary kitchen/lounge/diner to the ground floor with landing, three bedrooms and a modern family bathroom to the first floor. Externally, this wonderful family home is complimented by private frontage and an east facing rear garden with two external storage cupboards (one housing the boiler and the other housing the tumble dryer).

The property is served by gas central heating and offers replacement double glazing as detailed.



Situated on Ramuz Drive in Westcliff-on-Sea, this lovely residence is within close proximity to local amenities which includes nearby schools, parks, shops and transport routes.

We strongly recommend internal viewings to avoid missing out.

## Hall

Herringbone engineered solid oak flooring, radiator, entrance door to front with double glazed surrounding, picture rail, coved cornice, ceiling rose with light, stairs leading to first floor with understairs storage cupboards. Doors into:

**Open Plan Kitchen Family Room** 30'4 into bay x 16'10 max

## Kitchen Area

 8'1 x 6'7

Herringbone engineered solid oak flooring, wooden worksurfaces with fitted contemporary wall and base units and underlighting, tiled walls, integrated oven, microwave, induction four ring hob with extractor over, fridge and freezer, space for washing machine and slimline dishwasher, inset sink with drainer and mixer tap, double glazed window to rear, down lights. Opening into:



**Dining Area** 13'3 x 10'3

Herringbone engineered solid oak flooring, wall mounted radiator, ceiling light, coved cornice, double glazed French doors leading to garden. Opening into:

**Lounge Area** 16'4 into bay x 11'0

Herringbone engineered solid oak flooring, radiator, working fireplace, built in bespoke fitted storage and shelving to recess, coved cornice, ceiling rose with light, double glazed bay window to front with fitted contemporary shutters.

**First Floor Landing**

Fitted carpet, ceiling light. Doors into:



**Bedroom One** 16'4 into bay x 10'7

Fitted carpet, radiator, coved cornice, ceiling rose with light, double glazed bay window to front with fitted roller blind.

**Bedroom Two** 13'2 x 10'7

Fitted carpet, radiator, coved cornice, ceiling light, double glazed window to rear with fitted roller blind.

**Bedroom Three** 8'7 x 6'0

Fitted carpet, radiator, coved cornice, ceiling light, double glazed window to front with fitted roller blind.

**Bathroom**

Vinyl flooring, tiled walls, down lights, extractor, loft access, bath with mixer tap, shower attachment and shower over, WC, wash hand basin with mixer tap and vanity unit, heated towel rail, LED wall mounted mirror, double glazed opaque window to rear.

**Externally**

**Front Garden**

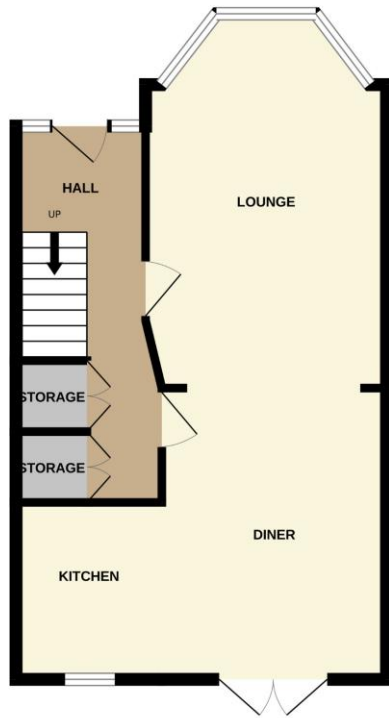
Front garden with paving, flower bed and gate.

**Rear Garden**

Rear garden with decking, lawn, flower bed, shrubs, hardstanding, two outside storage cupboards (one housing boiler and the other housing the tumble dryer), external water point and lighting.



GROUND FLOOR  
469 sq.ft. approx.



1ST FLOOR  
481 sq.ft. approx.



TOTAL FLOOR AREA : 950 sq.ft. approx.  
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**Guide Price: £375,000 - £400,000 Freehold**

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