

home.

PRICE GUIDE

£450,000

Silverdale Avenue

Westcliff-On-Sea, SS0 9BD



PROPERTY SUMMARY

*** Guide Price £450,000 -£475,000 ***

Home Estate Agents are pleased to offer for sale this fabulous four bedroom end of terrace family home in Westcliff-on-Sea. This sizeable property offers excellent internal condition and a well presented rear garden. The accommodation comprises; entrance porch, hallway, cloakroom, lounge and a modern L-shaped kitchen/dining room to the ground floor with landing, three bedrooms and a modern family bathroom to the first floor. The property has been extended into the loft to provide a second floor landing

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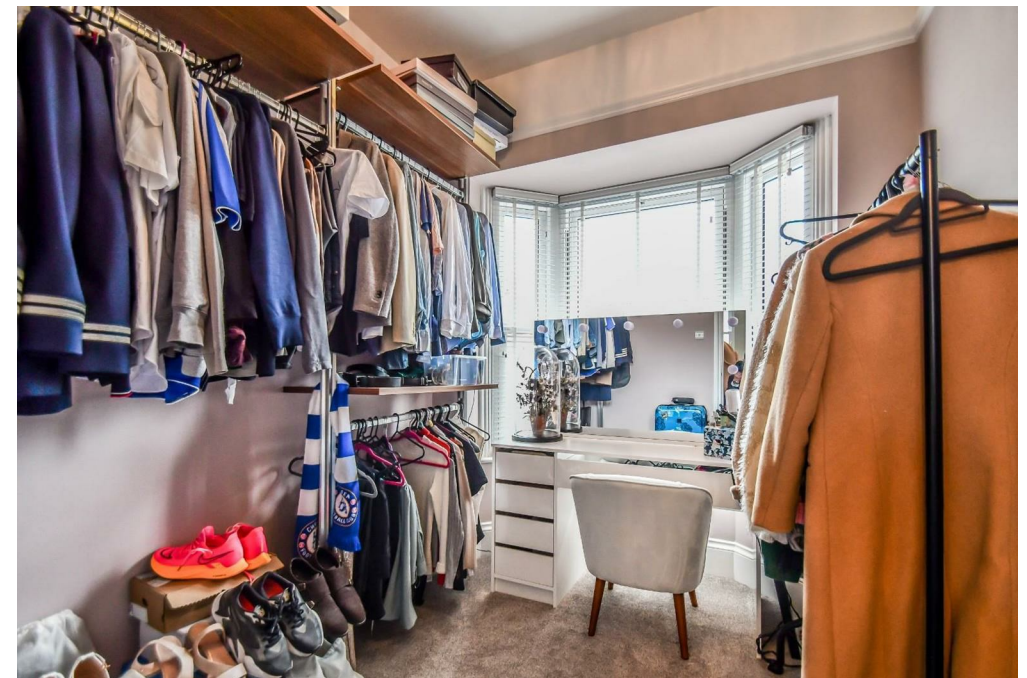


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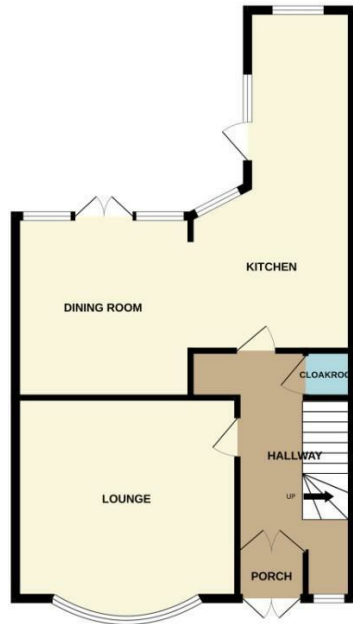


accompanied by a master bedroom and en-suite. Externally the property is complimented by private gated frontage and a well presented rear garden with versatile outbuilding.

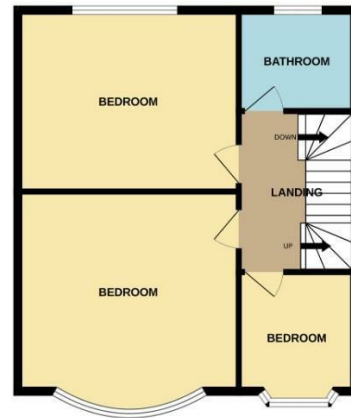




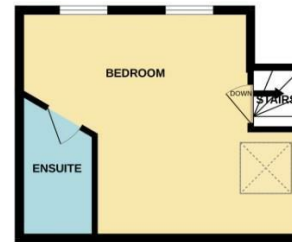
GROUND FLOOR
636 sq.ft. approx.



1ST FLOOR
545 sq.ft. approx.



2ND FLOOR
256 sq.ft. approx.



TOTAL FLOOR AREA: 1437 sq.ft. approx.
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LOCAL AUTHORITY

TENURE


Freehold

COUNCIL TAX BAND

C

VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D			
(39-54) E		42	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

home.

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