



- THREE BEDROOMS
- IN NEED OF MODERNISATION
- NO ONWARD CHAIN
- KITCHEN/DINER

7 Charles Close, Westcliff-on-Sea, Essex, SS0 0EU

£280,000

In need of modernisation is this three-bedroom family home, ideally positioned within a quiet cul-de-sac location close to the A127. Offering excellent potential throughout, the property would make an ideal purchase for a first-time buyer, investor, or anyone looking to create a home to their own taste and style.



## Property Description

### ENTRANCE HALL

Double glazed entrance door leads to the entrance hall. Open plan to a walkway which leads through to the rear of the property and has a double glazed door leading to the rear garden. Radiator. Part glazed screen to the front. Stairs lead to the first floor. Thermostat for the central heating.

### LOUNGE

Double glazed window to the front. Feature fireplace with an electric pebble effect fire. Radiator.

### KITCHEN

With two double glazed windows to the rear. Units at eye and base level with work surfaces over. One and a half bowl single drainer stainless steel sink unit with a mixer tap over. Wall mounted gas fired central heating boiler. Radiator. Open plan to the walkway.

### LANDING

Access to the loft. Airing cupboard housing the hot water cylinder.

### BEDROOM ONE

Double glazed window to the front. Radiator.

### BEDROOM TWO

Double glazed window to the rear. Radiator. Built in cupboard.

### BEDROOM THREE

Double glazed window to the front. Radiator.





#### WC

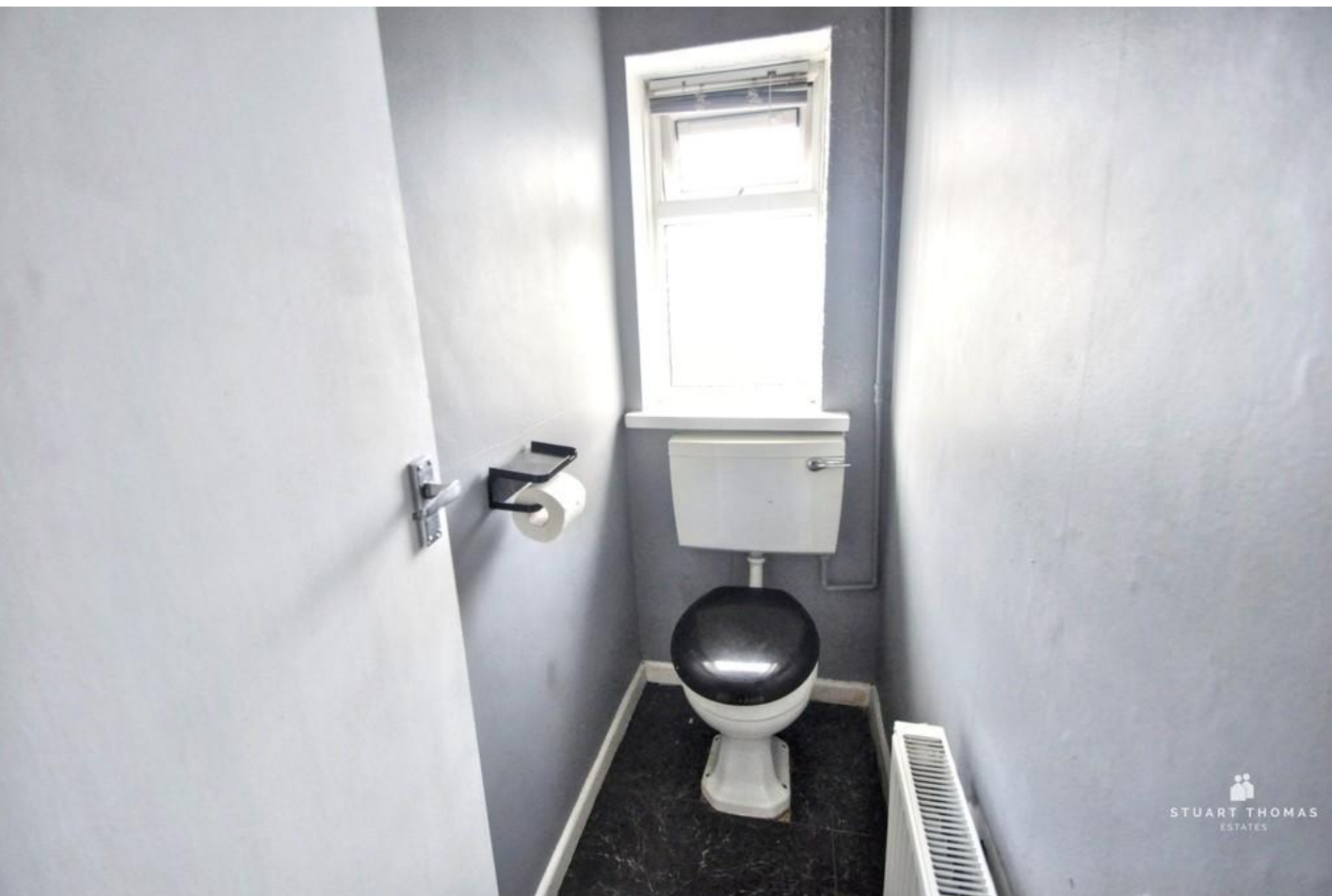
Low level wc Radiator. Obscure double glazed window to the rear.

#### BATHROOM

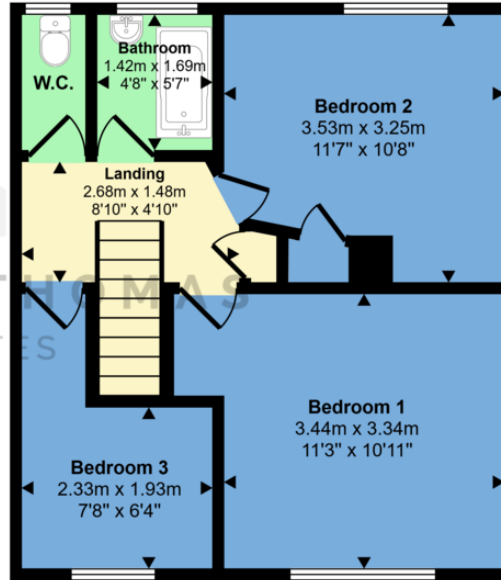
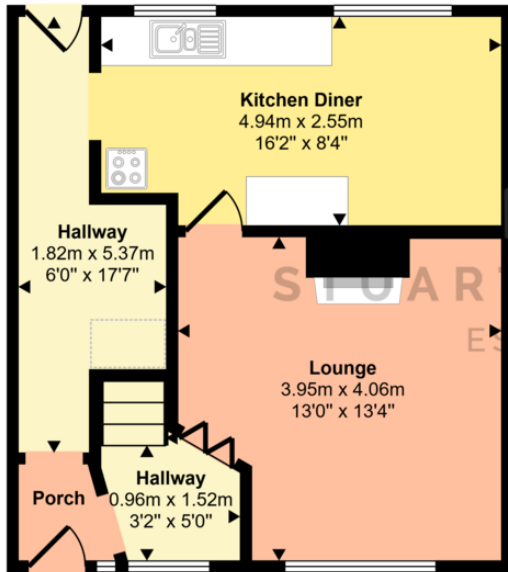
Panelled bath with a mixer tap and shower attachment. Wall mounted hand wash basin. Obscure double glazed window to the rear.

#### REAR GARDEN

Approximately 40' with screen fencing to the boundaries. Laid to lawn.



Approx Gross Internal Area  
80 sq m / 866 sq ft



Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 are advised to recheck the measurements