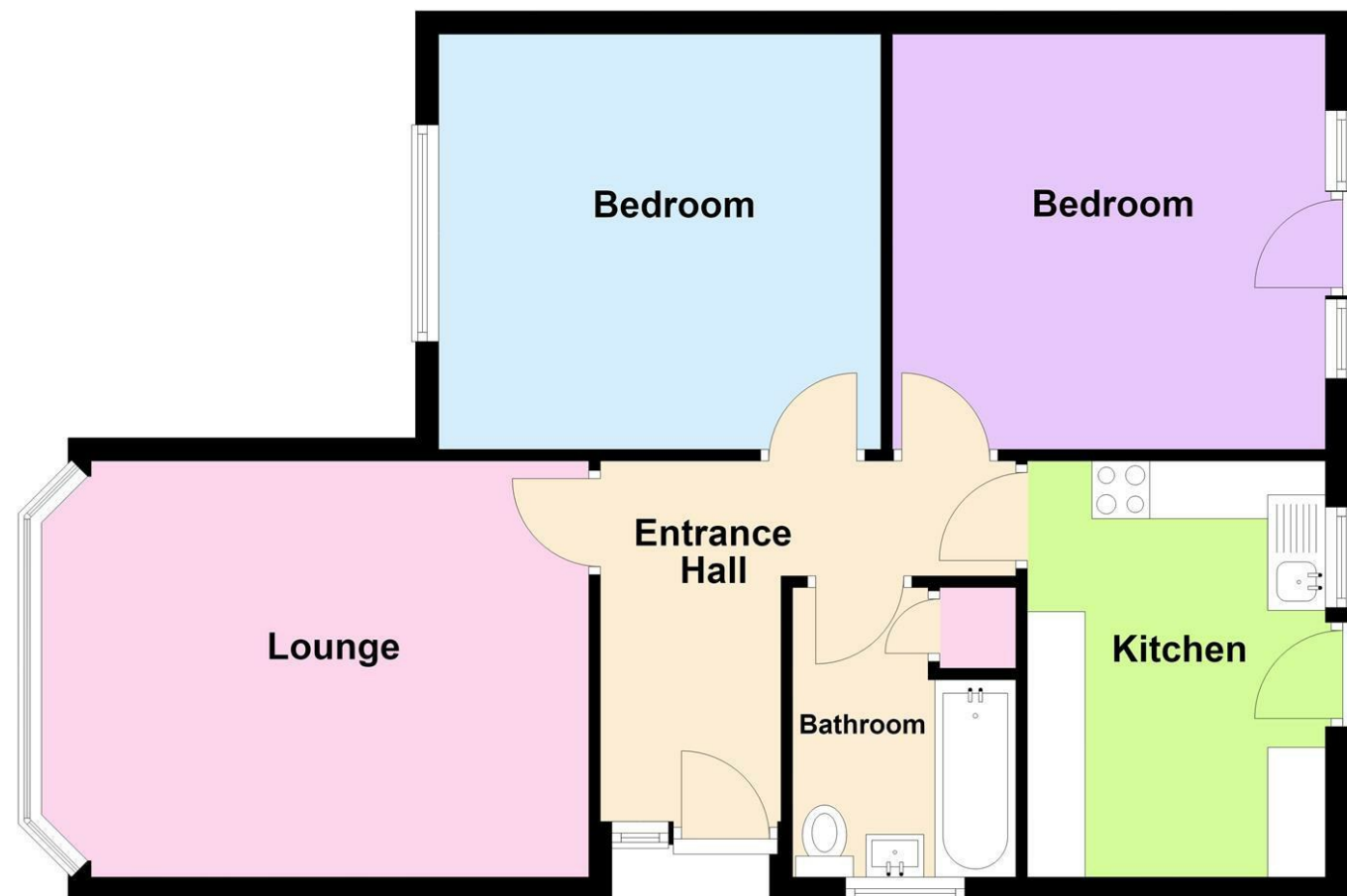


Ground Floor



7 Lavender Grove Westcliff-On-Sea, SS0 0QP £375,000

- Close To Southend Hospital
- Off Road Parking
- 2 Double Bedrooms
- Spacious Lounge
- Kitchen
- Bathroom With White Suite
- 50' Rear Garden
- Double Glazing
- No Onward Chain
- Early Viewing Advised



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Rayleigh
SS6 7EF

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

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



**** DELIGHTFUL 2 DOUBLE BEDROOM BUNGALOW CLOSE TO SOUTHEND HOSPITAL ****

This character semi detached bungalow offers much scope and potential yet benefits off road parking & a secluded 50' rear garden
Internally the property has 2 double bedrooms, spacious lounge, kitchen bathroom, UPVC double glazing & gas central heating
Situating in a peaceful location yet within walking distance to Southend Hospital and local shops
We strongly recommend an early viewing

ACCOMMODATION

RECEPTION HALL

UPVC double glazed door & window, radiator, power points,

LOUNGE 15'6 x 11'9 (4.72m x 3.58m)

UPVC double glazed bay window to front and two further windows to side, gas fire with wood surround, radiator, power & Tv points

KITCHEN 11'9 x 8'6 (3.58m x 2.59m)

UPVC double glazed window & door to the rear garden, fitted eye level & base level units with rolled edge worktops incorporating stainless steel sink drainer, space for freestanding gas cooker, part tiled walls, plumbing for washing machine, power points, wall mounted gas boiler, pantry cupboard, radiator,

BEDROOM 1 12'7 x 12' (3.84m x 3.66m)

UPVC double glazed window to front, radiator, power points,

BEDROOM 2 12'1 x 11'9 (3.68m x 3.58m)

UPVC double glazed windows & door to the rear garden, radiator, power points,

BATHROOM

UPVC double glazed window to side, white suite comprising panelled bath, low level wc, wash hand basin, radiator & wall heater, part tiled walls, storage cupboard,

OUTSIDE

REAR GARDEN 50' (15.24m)

Patio area leading to lawn, shrub borders, two timber sheds, tap access to front,

FRONT GARDEN

Retaining brick built wall, lawn area & shrub beds access to drive

DRIVEWAY & PARKING

Paved drive providing off road parking