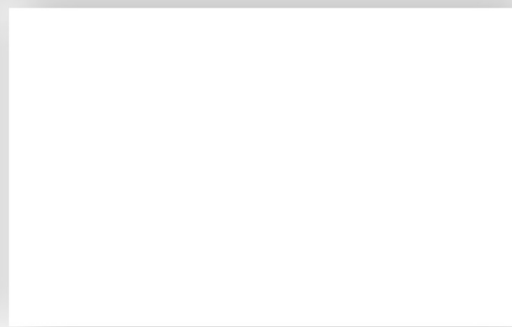
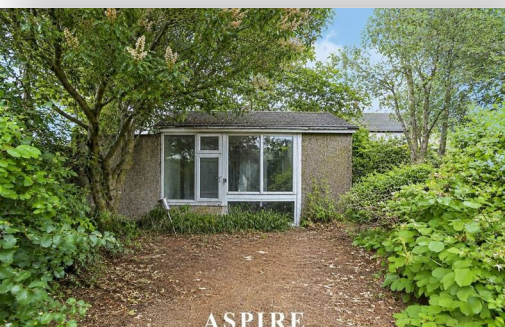


*To arrange a viewing contact us
today on 01268 777400*



Glenwood Avenue, Westcliff-On-Sea Offers in excess of £205 000

Aspire Estate Agents are delighted to bring to the market this substantial and extended property, positioned on the popular Glenwood Avenue and offering an exciting opportunity for buyers looking for space, potential and long-term investment value. Spanning approximately 1,581 sq ft and arranged over three floors, the home provides an incredibly versatile layout that would suit a range of buyers, including those looking for a spacious family home, split-level living arrangement, HMO potential (subject to the necessary consents.) or a strong investment opportunity,

The property is in need of some general modernisation, however it is in good decorative order throughout, giving the next owner a fantastic opportunity to add value while making the most of the generous footprint already in place. The ground floor offers a spacious living room, separate dining room and a large orangery-style additional reception space overlooking the rear garden, creating excellent living and entertaining space. There is also a ground floor kitchen and a wet room with W/C, further adding to the practicality and flexibility of the layout.

4.67m x 4.37m
15'4" x 14'4"

First Floor

Landing
2.69m x 1.48m
8'10" x 4'10"

Bedroom
5.06m x 3.26m
16'7" x 10'8"

To the first floor, there are two well-proportioned double bedrooms, a family bathroom and an additional kitchen, making the arrangement particularly appealing for those considering multi-generational living or investment use. A wooden staircase provides access to the large loft space, offering further usable space and excellent potential.

Bedroom
3.98m x 3.15m
13'1" x 10'4"

Kitchen
2.75m x 1.85m
9'0" x 6'1"

Externally, the property benefits from off-street parking to the front and a generous rear garden with side access. To the rear of the garden is a large, fully insulated outbuilding, complete with a fitted shower and W/C, making it an impressive additional space with a wide range of possible uses. Overall, this is a rare opportunity to acquire a substantial home with huge potential in a popular location.

Bathroom
2.13m x 1.48m
7'0" x 4'10"

Second Floor

Loft Space
7.35m x 5.16m
24'1" x 16'11"

Rooms & Measurements

Ground Floor

Hallway
2.45m x 1.48m
8'0" x 4'10"

Living Room
5.06m x 3.50m
16'7" x 11'6"

Dining Room
3.85m x 2.85m
12'8" x 9'4"

Kitchen
2.26m x 2.00m
7'5" x 6'7"

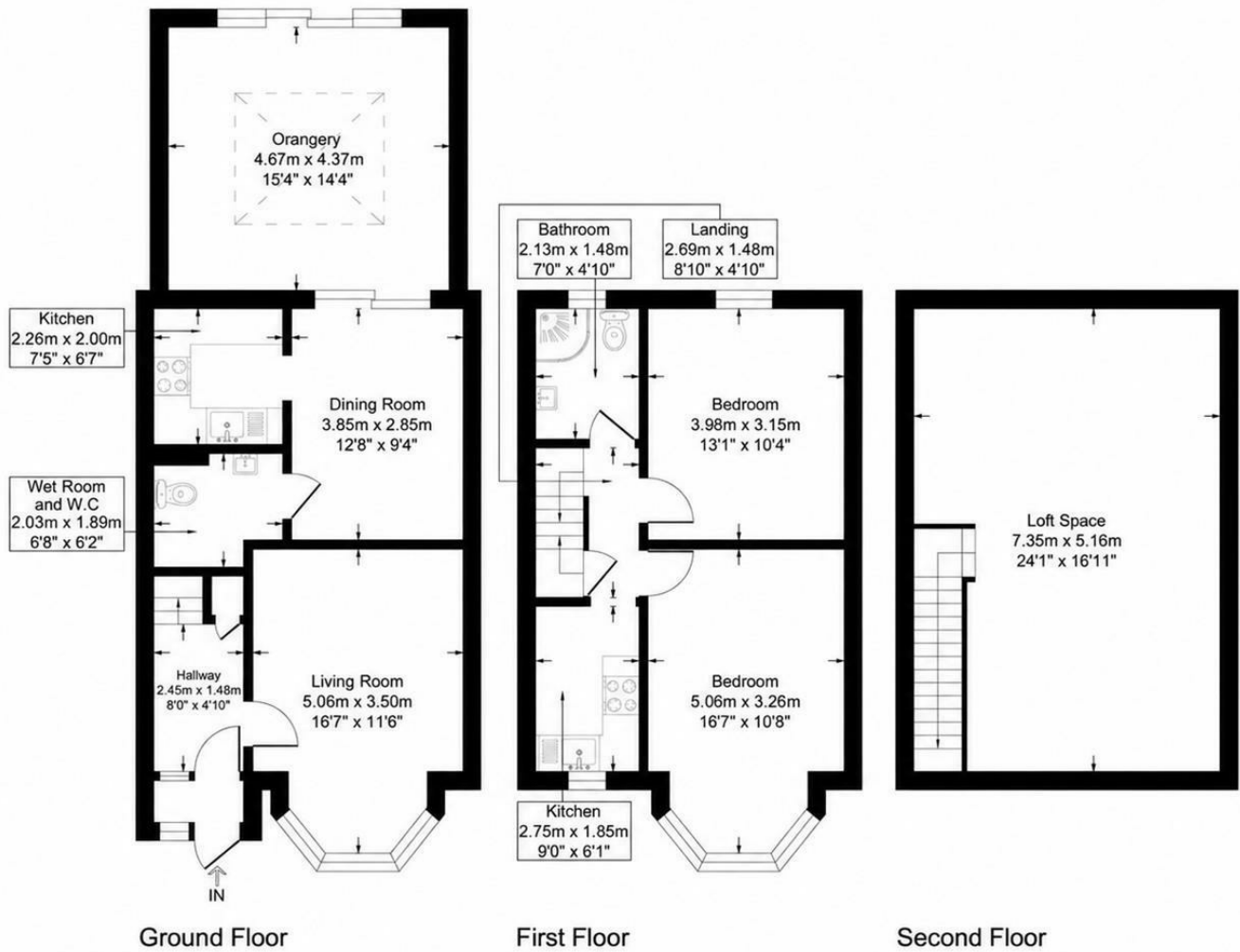
Ground Floor Wet Room/WC
2.03m x 1.89m
6'8" x 6'2"

Orangery

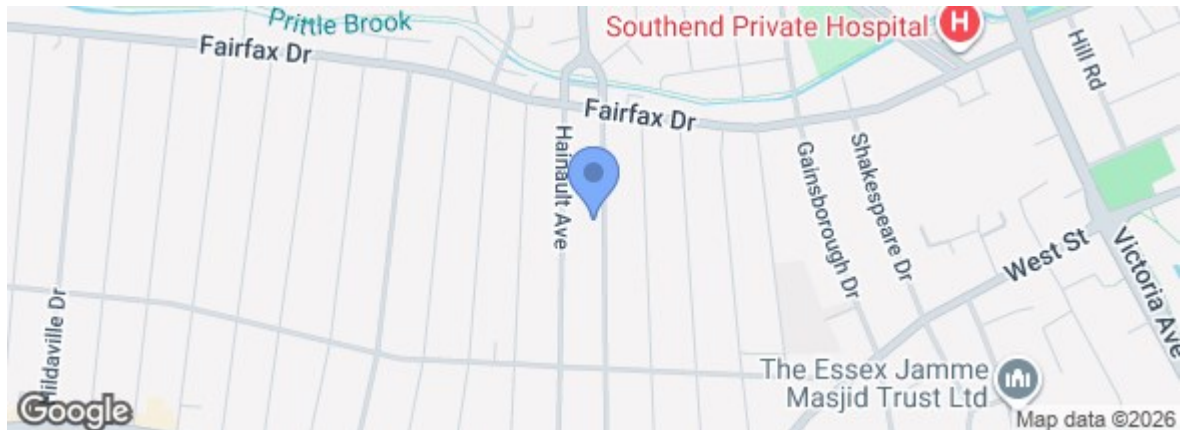
Approximate Gross Internal Floor Area
146.8 sq m / 1581 sq ft

Glenwood Avenue

Approximate Gross Internal Floor Area = 146.8 sq m / 1581 sq ft



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			
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	



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.