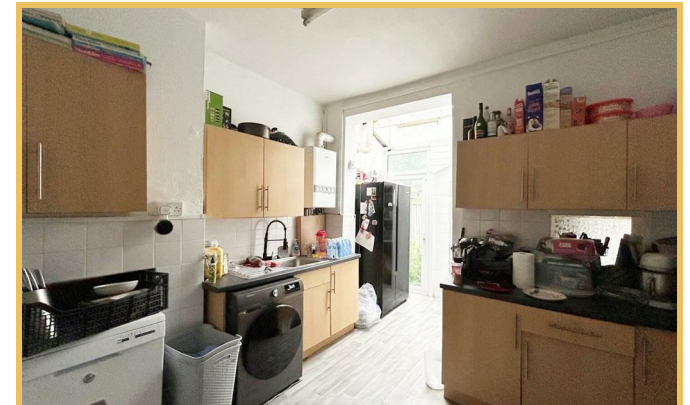




Ramuz Drive
Westcliff-On-Sea SS0 9JN

Auction Guide £235,000 Freehold





Location

ACCOMMODATION:

Entrance Hall

Lounge:

14'8 into bay x 11'1

Dining Room:

14'8 x 9'9 max

Kitchen:

11'1 x 10'

- open plan to :

Utility / Storage Area:

6'1 x 5'7

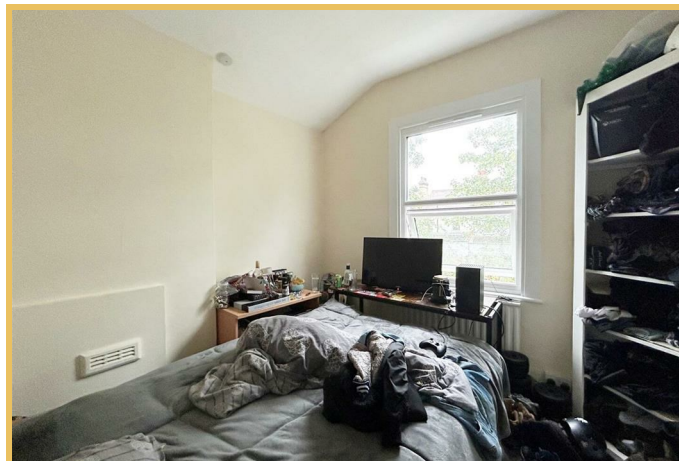
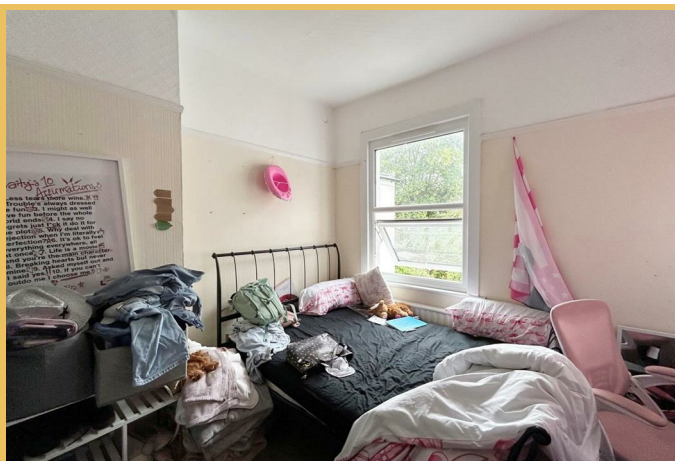
First Floor Landing:

Bedroom One:

14'8 into bay x 9'5

Bedroom Two:

10' x 10'6 max



Bedroom Three:

9'8 max x 8'4

Bedroom Four:

8'5 x 5'8

Bathroom / W/c**Externally:**

Outside W/c and Rear Garden with Storage Shed

TENURE:

Freehold

TENANCY:

The property is currently tenanted and is to be sold with the tenant in situ

ENERGY PERFORMANCE RATING:

D

VIEWING:

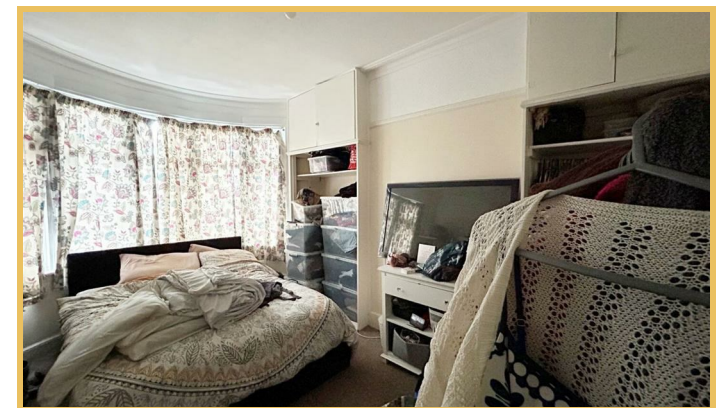
Strictly by appointment with the Auctioneers

IMPORTANT NOTICE:

Please note that we have been informed that an Improvement Notice has been placed on the property by Southend on Sea City Council. Please refer to the legal pack for full details and a copy of the notice

RENT RESERVED:

We understand that the tenants are currently paying a rent of £825pcm which is considered to be below current market value



Local Authority
Council Tax Band **C**
EPC Rating **D**



Sales Office
190 London Road
Southend-On-Sea
Essex
SS1 1PJ

Contact
01702 34 11 77
<https://hairandson.co.uk/>

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