1st Call
SALES AND LETTINGS









Fairfax Drive, Westcliff-On-Sea, SS0 9EJ

£325,000 - Freehold

Offered with no onward chain, this spacious three-bedroom terraced family home benefits from a useful loft room, off-street parking and an approximately 30’ south-facing rear garden. Situated in a popular location close to Southend University Hospital and well-regarded local schools, the property offers excellent potential for buyers looking to make a home their own. Although some general modernisation and redecoration are required, it benefits from double glazing and gas central heating. An internal viewing is recommended to appreciate the space and potential on offer.

Accommodation Comprising
(Labelled as per floorplan) Front door providing access to...

Entrance Hall



Staircase to first floor with understairs storage cupboard, coved ceiling, doors off to...

Room 1 14'1" x 9'6" (4.3 x 2.9)
Double glazed windows to front, radiator...

Kitchen 11'1" x 5'2" (3.4 x 1.6)



Range of fitted base units with complementing roll edged working surfaces over, inset single drainer sink unit, integrated stainless steel gas hob with oven beneath, space and plumbing for washing machine, matching range of wall mounted units one housing gas central heating & hot water boiler, tiled splashbacks, double glazed window to rear, door to...

Inner Hallway
Double glazed french doors and windows to rear garden, door to...

Room 2 11'9" x 9'6" max overall (3.6 x 2.9 max overall)
Radiator...

First Floor Landing
Door providing access to stairs to loft room, doors off to...

Room 4 14'1" x 9'10" (4.3 x 3)
Double glazed windows to front, radiator...

Room 3 14'5" x 9'10" (4.4 x 3)
Double glazed window to rear, radiator...

Room 5 11'1" x 5'2" (3.4 x 1.6)
Double glazed window to front, radiator...

Shower Room 7'6" x 5'2" (2.3 x 1.6)



Fully tiled with glazed shower cubicle, pedestal wash hand basin, low level W.C., smooth plastered ceiling with inset spotlights, obscure double glazed window to rear...

Room in Roof 14'1" x 14'1" max overall (4.3 x 4.3 max overall)
Skylight windows to front and rear...

Externally



Front Garden
Offering off street parking...

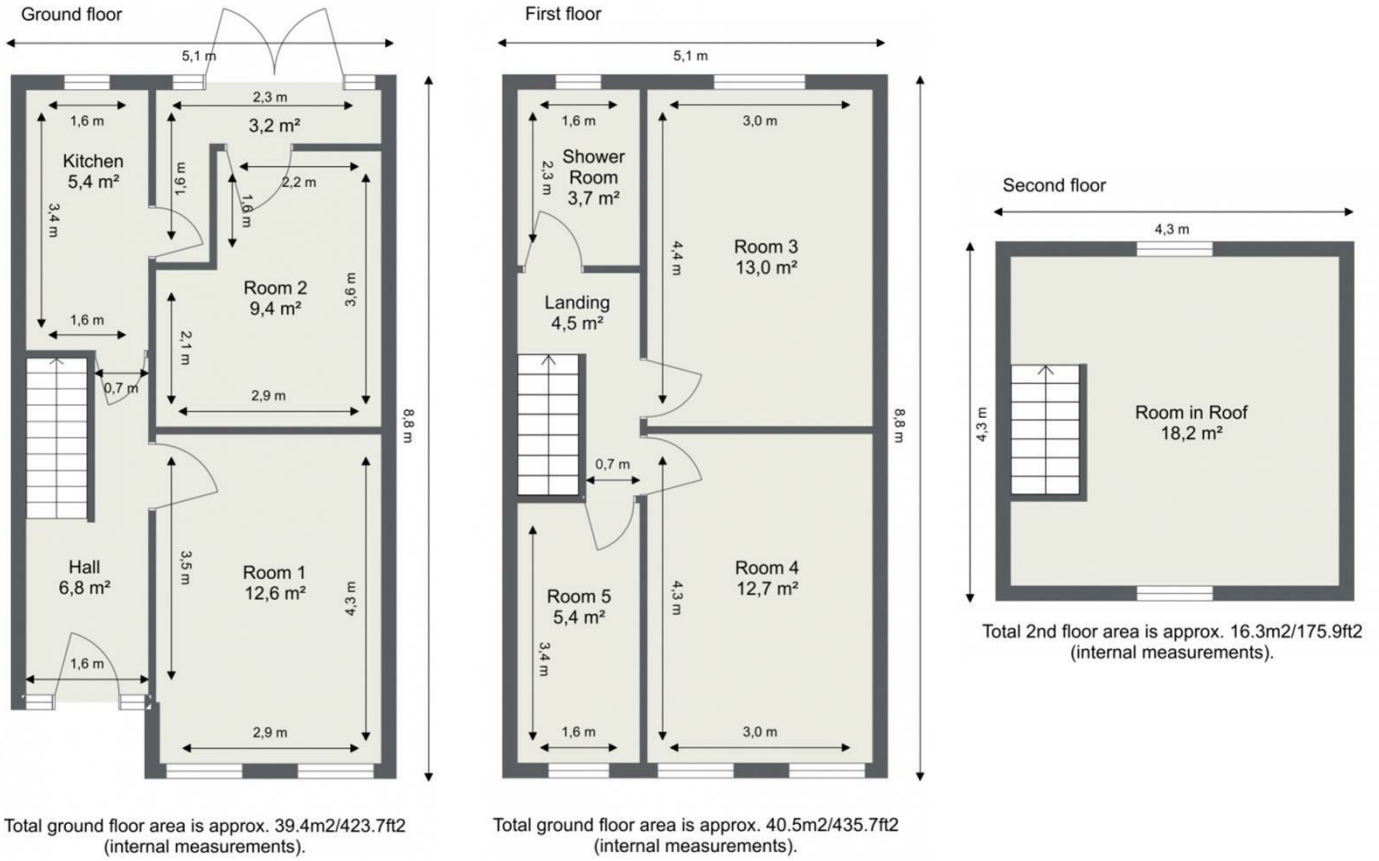
Rear Garden



Approx. 30' in depth comprising paved patio area, remainder mostly laid to lawn

Floor Plan

254 Fairfax Drive Westcliff on Sea Essex SS0 9EJ

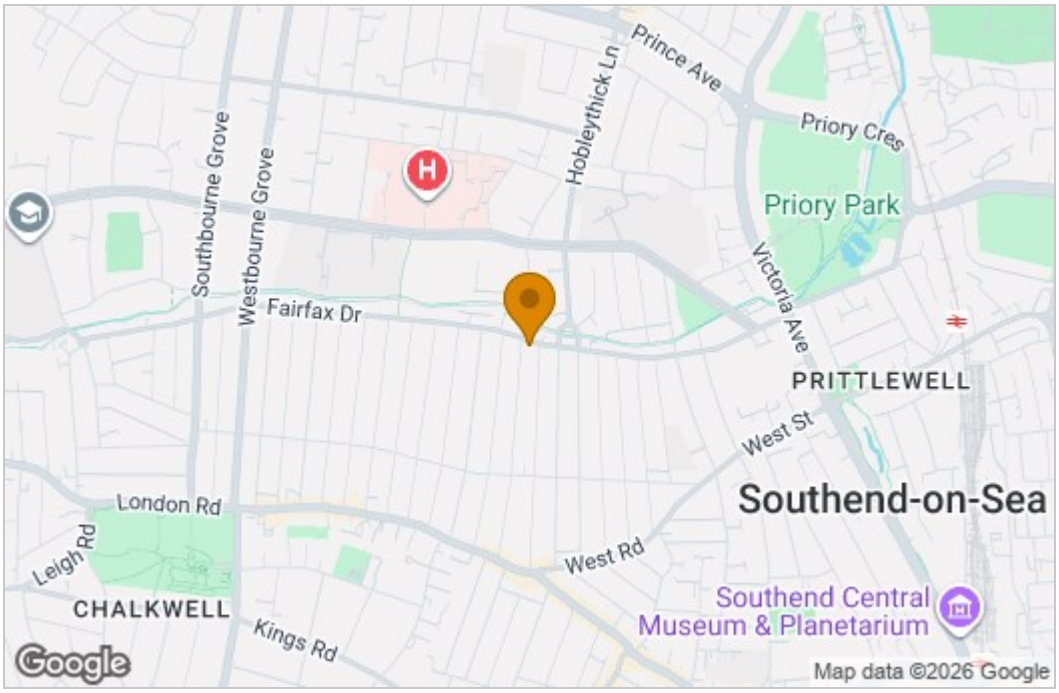


Total ground floor area is approx. 39.4m2/423.7ft2 (internal measurements).

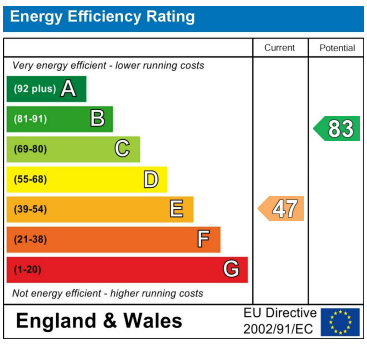
Total ground floor area is approx. 40.5m2/435.7ft2 (internal measurements).

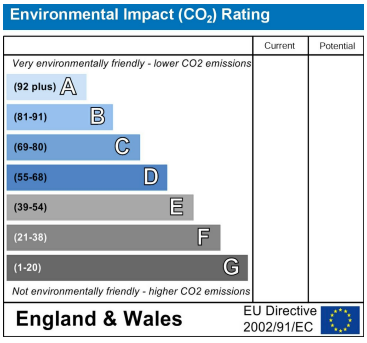
Total 2nd floor area is approx. 16.3m2/175.9ft2 (internal measurements).

Area Map



Energy Efficiency Graph





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