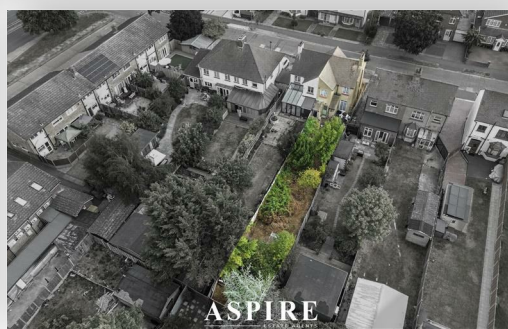
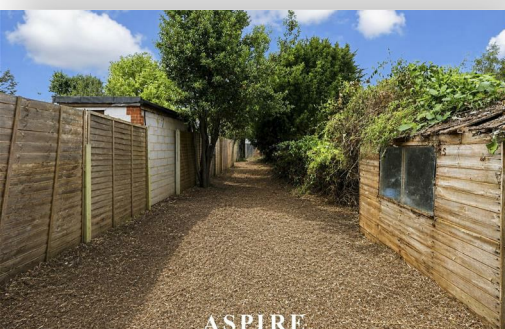


*To arrange a viewing contact us
today on 01268 777400*



Colemans Avenue, Westcliff-On-Sea Guide price £300,000

CALLING ALL PROPERTY INVESTORS, DEVELOPERS & BUYERS LOOKING FOR A PROJECT! Aspire Estate Agents are delighted to offer this three-bedroom semi-detached home on Coleman's Avenue, Westcliff-on-Sea, presenting an exciting opportunity for somebody looking to modernise, extend and add significant value.

The property already offers approximately 760 sq ft of accommodation, including a substantial 22'1" x 16'0" living/dining room, three bedrooms and a separate kitchen, but the real potential lies in what could be created. Subject to the usual planning consents, there is excellent scope for a rear extension, loft conversion and further reconfiguration, while the impressive west-facing rear garden extends to over 120ft. The frontage also offers potential for a dropped kerb and off-street parking, subject to consent.

Requiring modernisation throughout, this is a superb blank canvas in a well-connected residential location close to schools, shops, Southend Hospital and excellent transport links.

Aspire Estate Agents are delighted to introduce this three-bedroom semi-detached home on the popular Colemans Avenue, Westcliff-on-Sea, offering an increasingly rare opportunity for investors, developers or buyers wanting to create a home completely to their own specification.

The property is in need of modernisation throughout, but what it lacks in contemporary finish it more than makes up for in space, plot size and future potential.

Upon entering, an entrance hall provides access to the ground-floor accommodation and stairs rising to the first floor.

The standout room downstairs is the exceptionally generous living/dining room, measuring approximately 6.73m x 4.87m (22'1" x 16'0"). The size and proportions give considerable flexibility for separate living and dining areas and provide an excellent starting point for anyone considering reconfiguration.

To the rear is the separate kitchen, measuring approximately 1.86m x 1.58m (6'1" x 5'2"), with access towards the garden.

Given the depth of the plot, there is clear potential to substantially enhance the ground floor through a rear extension, subject to the necessary planning permissions and building regulations, potentially creating a large open-plan kitchen/family/dining space while retaining a separate reception area.

Upstairs are three bedrooms, including two comfortable doubles and a third bedroom that would make an ideal child's room, nursery or home office. The first floor is completed by the family bathroom and a particularly generous landing.

There is also potential to explore a loft conversion, subject to planning and all necessary consents, which could provide further bedroom and bathroom accommodation and significantly increase the overall footprint of the property.

Outside is arguably one of the property's biggest selling points. The west-facing rear garden extends to over 120ft, providing an exceptional amount of outside space and plenty of room to accommodate future extensions while still retaining a substantial garden.

To the front, there is further potential to create off-street parking via a dropped kerb, again subject to the relevant local authority approval.

Colemans Avenue is conveniently positioned for a wide range of amenities. The surrounding area provides access to schools including Earls Hall Primary School and Southend High School for Boys, while Southend Hospital is also close by.

The area is well served by bus routes, with several stops around the nearby Prittlewell and hospital area, while rail connections are available from surrounding stations for commuters travelling towards London and elsewhere across South Essex.

For anyone looking for a property where they can modernise, extend and add genuine value, this represents a fantastic opportunity. With its huge garden, generous ground-floor proportions and potential both to the rear and into the loft, Aspire Estate Agents strongly recommend an early viewing.

Ground Floor

Entrance Hall

Entrance to the property with stairs rising to the first floor.

Living / Dining Room

6.73m x 4.87m (22'1" x 16'0")

Kitchen

1.86m x 1.58m (6'1" x 5'2")

First Floor

Landing

2.99m x 1.71m (9'10" x 5'7")

Bedroom One

3.22m x 2.98m (10'7" x 9'9")

Bedroom Two

3.28m x 2.56m (10'9" x 8'5")

Bedroom Three

3.83m x 1.89m (12'7" x 6'2")

Bathroom

Exterior

Frontage

Potential to create off-street parking with a dropped kerb, subject to the necessary consent.

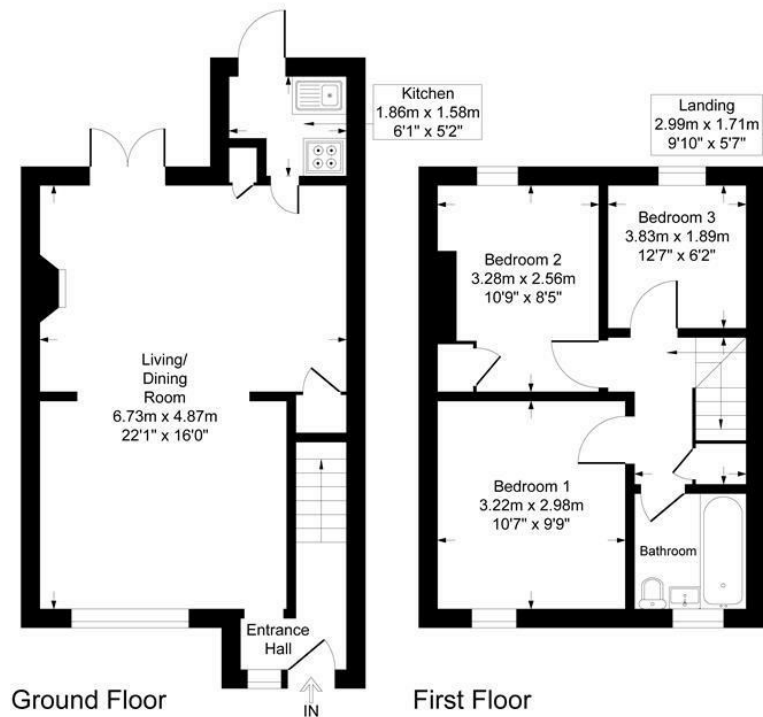
Rear Garden

Over 120ft in length, west-facing and offering tremendous potential.

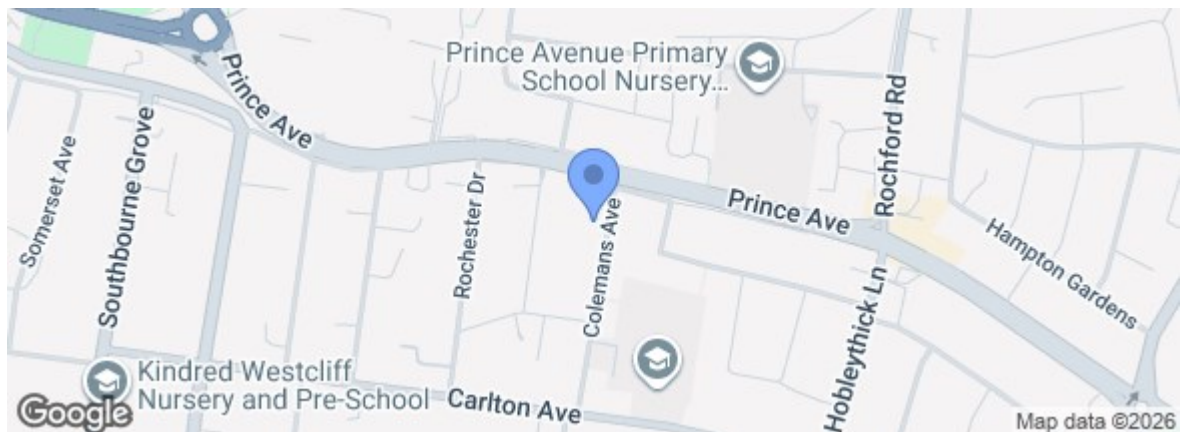
Approximate Gross Internal Floor Area:
70.6 sq m / 760 sq ft

73 Coleman's Avenue

Approximate Gross Internal Floor Area = 70.6 sq m / 760 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			
(1-10) 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			
(1-10) 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.