bellevue
YOUR ESTATE AGENT

Three-Bedroom, Terraced House For Rent - **Monthly Rental Of £1,650**

**Westbury Road, Southend-On-Sea, SS2 4DL**



## KEY FEATURES

**• Three Bedroom Family Home • Separate Lounge and Dining Areas • Modern Bathroom and Kitchen • West Backing Rear Garden • Double Glazing Throughout • Gas Central Heating • A Short Drive from Southend City Centre and Southend Seafront • Within a Sought After Area of Southend • Close By to Popular Schools • Available Now!**


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## Description

Three Bedroom Family House! Belle Vue are happy to welcome this ideal home to the rental market. Situated within a sought after area of Southend, just a short drive from Southend City Centre, Southend Seafront and popular local schools, this home offers convenient living with all of Southend's Amusements nearby. Boasting a sizable plot, the ground floor offers a bright lounge and separate dining room where you can access the modern kitchen area as well as the generously sized rear garden, allowing ample space to host friends and family, as well as areas for outdoor dining. The first floor offers two double bedrooms and a third single bedroom, alongside a three piece modern bathroom suite. Complete with gas central heating and double glazing throughout, viewings are available now!

## Accommodation

**Entrance Hallway**
Entrance via a UPVC double glazed panelled entrance door. Stairs to first floor, cupboards below, radiator, laminate flooring.

**Lounge** *15' 4" x 10' 10" (4.67m x 3.30m)*
Double glazed bay windows to the front elevation. Carpet flooring, feature gas fireplace, radiator, neutral decor and modern light fitting.

**Dining Room** *13' 2" x 10' 6" (4.01m x 3.20m)*
Double glazed bay windows to the rear elevation and overlooking the garden. Laminate flooring, radiator, neutral decor and direct access to.....

**Kitchen** *8' 3" x 6' 1" (2.51m x 1.85m)*
Double glazed panelled door to the rear elevation giving direct access to the garden. A range of fitted base and drawer units with an integrated oven and complementary worktops. Inset hob, sink and drainer. Further benefiting from eye-level units, extractor, and plumbing for a washing machine. Decorated neutrally with grey vinyl flooring and white tiled walls.

**Landing**
Neutrally decorated landing consisting of carpeted flooring, white painted walls and banister, loft access.

**Bedroom One** *15' 4" x 9' 4" (4.67m x 2.84m)*
Master bedroom consisting of double glazed bay windows to the front elevation, fitted wardrobe, radiator. Carpeted & decorated neutrally.

**Bedroom Two** *11' 11" x 10' 6" (3.63m x 3.20m)*
Double glazed windows to rear elevation, overlooking the garden. Radiator, carpeted flooring.

**Bathroom** *6' 9" x 5' 10" (2.06m x 1.78m)*
Obscured double glazed window to the rear elevation. Modern three-piece suite comprising of a low-level WC, pedestal hand basin and panelled bath with shower. Heated towel rail. Tiled flooring and splashback.

**Bedroom Three** *8' 6" x 5' 11" (2.59m x 1.80m)*
Good-sized single bedroom with a double glazed window to the front elevation. Radiator, carpeted flooring and neutral decor.

**Rear Garden**
Great sized rear garden which consists of a patio seating are and grass lawn. Fenced on all boundaries.










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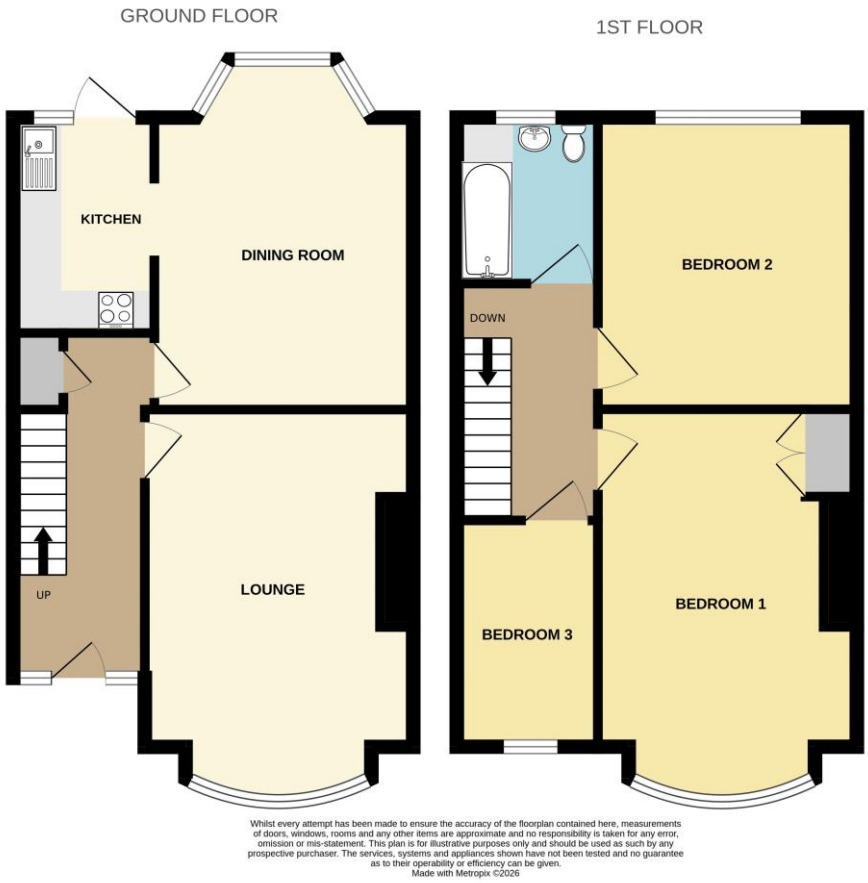




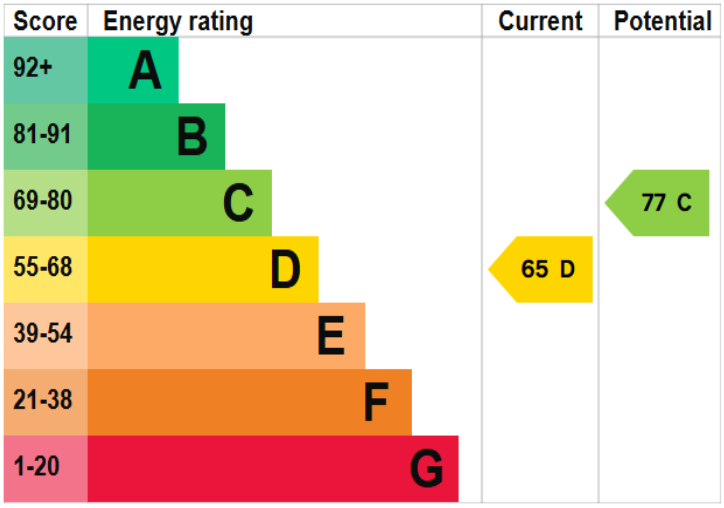




## Floorplan




## EPC Graph & Additional Information




Tax Band for this property is: C
EPC rating for this property is: D
Tenure of the property is: Freehold

## Disclaimer

Whilst every effort is made to ensure that the information provided in these particulars is accurate, customers should view such information, including descriptions, room sizes & photos, purely as a guide and should not be relied upon. All appliances are untested. Items shown in the photos are not necessarily included with the property.