



00 Ronald Park Avenue, Westcliff-On-Sea, SS0 9QS Offers in excess of £250,000

**** ATTENTION BUYERS - SPACIOUS SEMI DETACHED HOME ****

Situated on popular residential street of similar homes lies this spacious and attractive semi detached home. This home will suit many buyers and we suggest an early inspection.

The accommodation on offer briefly consists: Porch, hallway, downstairs bathroom and bedroom two. Stairs then lead to the first floor landing with door to the lounge/diner opening into the fitted kitchen. Bedroom one completes the living accommodation.

Parking to the front along with garage.

Location & Amenities

Ronald Park Avenue is perfectly placed for everything Westcliff has to offer. Seafront & Cliff Gardens: A short walk to the award-winning coastline, promenade, and green spaces Westcliff Station: C2C services to London Fenchurch Street in approx 50 minutes Local Conveniences: Independent shops, cafes, and restaurants along Westcliff High Street and Hamlet Court Road Schools & Leisure: Close to well-regarded schools and leisure facilities, Everything you need is within easy reach, with Southend town centre and the A127 just a short drive away



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

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		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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