



## Ramuz Drive

Westcliff-on-Sea

- VACANT 3/4 BEDROOM HOME
- NEWLY REFURBISHED
- DOUBLE GLAZING & GAS HEATING
- THREE LARGE BEDROOMS



## Guide Price £350,000

**\*\*NO ONWARD CHAIN\*\*** A versatile three/four bedroom home refurbished with gas central heating, double glazing, new decking, new carpets and wood flooring downstairs. A new bathroom and re fitted kitchen. Three reception rooms and good sized bedrooms upstairs.





### **AGENTS NOTES**

We have no hesitation in promoting this re-furnished three well sized bedroom VACANT home with three ground floor reception rooms offering one as a home study area or possible fourth bedroom with an outlook over the garden which has newly laid decking and patio area. There are newly laid carpets to the first floor as well as wood flooring to the ground floor area.

Newly painted and decorated both inside and out complimented by double glazing and gas central heating with gas safety certificate and certificate for the electrics.

The first floor offers three bedrooms all are a good size as well as a newly fitted bathroom and separate W.C.

What's not to like or be impressed with by this home.

**HALLWAY**

14' 7" x 8' 0" (4.44m x 2.44m)

**LOUNGE**

15' 6" x 12' 2" (4.72m x 3.71m)

**DINING ROOM**

12' 9" x 8' 9" (3.89m x 2.67m)

**THIRD RECEPTION/STUDY/BEDROOM**

11' 8" x 9' 6" (3.56m x 2.9m)

**KITCHEN**

12' 0" x 6' 3" (3.66m x 1.91m)

**LANDING****BEDROOM**

15' 6" x 10' 6" (4.72m x 3.2m)

**BEDROOM**

12' 10" x 10' 6" (3.91m x 3.2m)

**BEDROOM**

8' 6" x 7' 6" (2.59m x 2.29m)

**BATHROOM****SEPARATE W.C.****GARDEN**

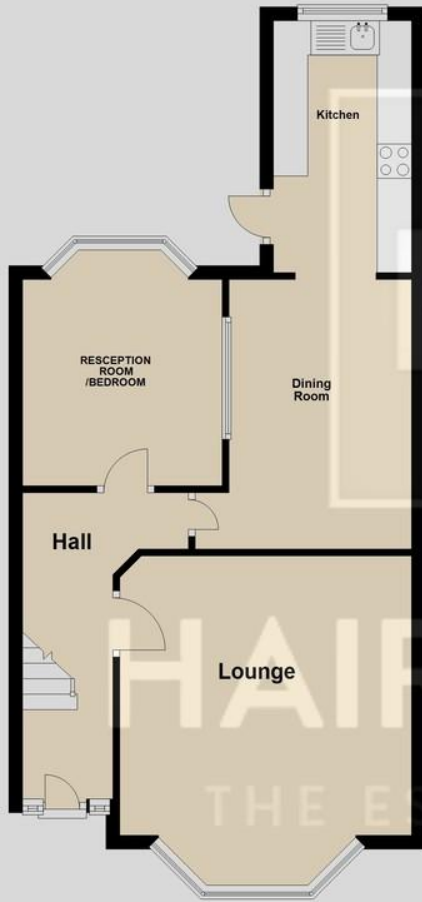
35' 0" (10.67m)



These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.

### Ground Floor

Approx. 53.5 sq. metres (575.8 sq. feet)



### First Floor

Approx. 45.9 sq. metres (493.9 sq. feet)



Total area: approx. 99.4 sq. metres (1069.7 sq. feet)

Regulated by RICS

t. 01702 34 11 77

More than an estate agent

[www.hairandson.co.uk](http://www.hairandson.co.uk)

**Residential Sales**

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

