

Two Bedroom Terraced For Rent - **Monthly Rental Of £1,400**

Fairfax Drive, Westcliff-On-Sea SS0 9LY



KEY FEATURES

- **Two Double Bedrooms**
- **Open Plan Lounge Diner**
- **Additional Utility Space**
- **Four Piece Bathroom**
- **Freshly Redecorated**
- **Thriving Rear Garden**
- **Local to Shops, Popular Transports Routes and Southend Hospital**
- **Within a Popular School Catchment Area**
- **Available Now**

Description

Freshly Redecorated, Bright Family Home! New to the rental market is this spacious, two double bedroom property. Boasting newly fitted carpets throughout paired with fresh paintwork, this house is enviable for its open plan lounge diner, additional utility area as well as its four piece bathroom. Boasting a prime location, only a short walk from shops, Southend Hospital and popular transport routes all whilst within a popular school catchment zone. With this thriving rear garden that offers an outside seating area, early viewing is advised to truly appreciate this property. Viewings available now!

Accommodation

Entrance Hallway

Accessed via a uPVC front door, you are welcomed into the entrance hallway. Finished with wooden flooring and painted walls, this space boasts decorative features such as a dado rail, a coved ceiling and a window that looks into the lounge space. Added benefits of this area include wall mounted clothes pegs and a fitted radiator. There is a glass paneled door that leads into the lounge, alongside a rising staircase that guides you to the first floor.

Open Plan Lounge Diner 24' 1" x 10' 7" (7.34m x 3.22m)

Accessed via the entrance hallway, you are welcomed into the open plan lounge diner. Featuring a decorative fireplace with a stone tiled surround and wooden mantle, this space boasts newly fitted carpets as well as freshly painted walls. With plentiful natural light coming from the double glazed, bay window towards the front elevation, this space is finished with a decorative picture rail as well as two fitted radiators. With a further door providing access to an under the stairs storage cupboard, there is a wooden paneled door that guides you to the kitchen.

Kitchen 8' 9" x 7' 10" (2.66m x 2.39m)

Accessed via the open plan lounge diner, there is a kitchen space. Comprised of both eye level and low level units, this area houses amenities such as a dual sink paired with dryer unit and a gas oven. With the added benefit of a fitted radiator, this area has scenic views of the garden from a double glazed window towards the rear elevation of the property. There is a further door leading to the utility area.

Utility Area 8' 11" x 5' 11" (2.72m x 1.80m)

Accessed via the kitchen, there is a utility space. Finished with painted walls, this area offers additional eye level storage units as well as plumbing access for a washing machine. With glass paneled, double doors towards the rear elevation of the property, this space provides access to the rear garden.

First Floor Landing

Accessed via the rising staircase, you are guided to the first floor landing. Finished with newly fitted carpets and painted walls, this space benefits from decorative features such as an ornate balustrade that is paired with a dado rail. From here, you have access to the family bathroom and two bedrooms.

Bedroom One 14' 0" x 11' 2" (4.26m x 3.40m)

Accessed via the first floor landing, there is the master bedroom. Glowing from natural light that flows from the double glazed window towards the front elevation of the property, this space is finished with newly fitted carpets as well as fresh paint work. With decorative features such as a dado rail, picture rail as well as a ceiling rose, this space benefits from a fitted radiator.

Bedroom Two 10' 9" x 8' 9" (3.27m x 2.66m)

Accessed via the first floor landing, there is the secondary bedroom. As a comfortable double, this space is finished with newly fitted carpets as well as fresh paintwork. Benefiting from a double glazed window towards the rear elevation of the property, this area is complete with a fitted radiator.

Family Bathroom 8' 7" x 7' 10" (2.61m x 2.39m)

Accessed via the first floor landing, there is a four piece family bathroom. Enviable for its bright presentation, this space is comprised of a paneled bath, a wall mounted shower, a low level W/C as well as a mixer tap basin paired with a vanity unit. With a built in cupboard that houses the boiler, this area benefits from a double glazed window towards the rear elevation of the property as well as splashback wall tiling, a fitted radiator and recessed spot lighting.

Rear Garden 78' 0" x 14' 2" (23.76m x 4.31m)

Accessed via the utility area, you are welcomed into the bright and thriving rear garden. With a section of paved patio that allows for an outdoor seating area, the rest of this space is mainly laid to lawn with a selection of flora and shrubbery. At the very end of the garden, there is a section of stone paving that can allow space for a shed which can provide extra storage or for an additional seating area.

Front Garden

There is hard standing to the front of the property.

Agents Note

There is a tenant in situ currently, they are due to move out by May. These photos are from a previous listing, however, they are a good indication of the properties current condition.





Floorplan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EPC Graph & Additional Information

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Tax Band for this property is: **B**
 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.