

# Ist Call

## SALES AND LETTINGS



**Fairfax Drive, Westcliff-On-Sea, SS0 9BQ**

**£150,000**

**\*\* CASH BUYERS ONLY \*\*** Offered with no onward chain is this two bedroom ground and first floor maisonette situated in a popular location close to Southend University Hospital. In need of general refurbishment the property offers good sized accommodation consisting of a kitchen to the ground floor and lounge, two bedrooms and bathroom upstairs. With the majority of windows double glazed the property also benefits from gas central heating, rear garden and 107 years remaining lease term.



### Accommodation Comprising

Accessed via timber gate to side of property providing access to own front door leading to...

### Entrance Hall



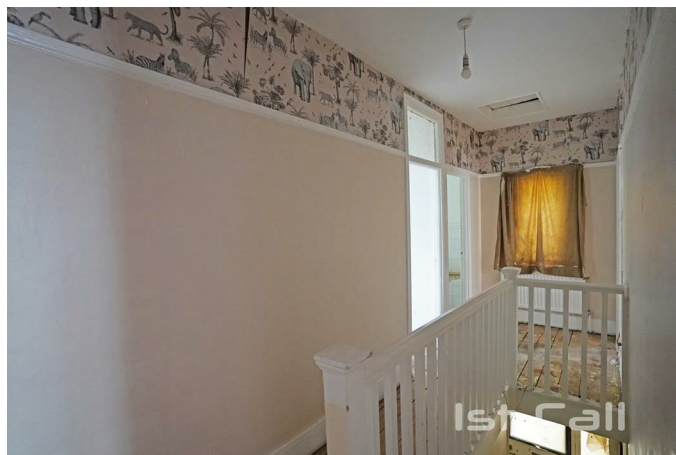
Staircase to first floor, cupboard housing gas central heating & hot water boiler (not tested), doorway to...

### Kitchen 13'11 x 6'2 (4.24m x 1.88m)



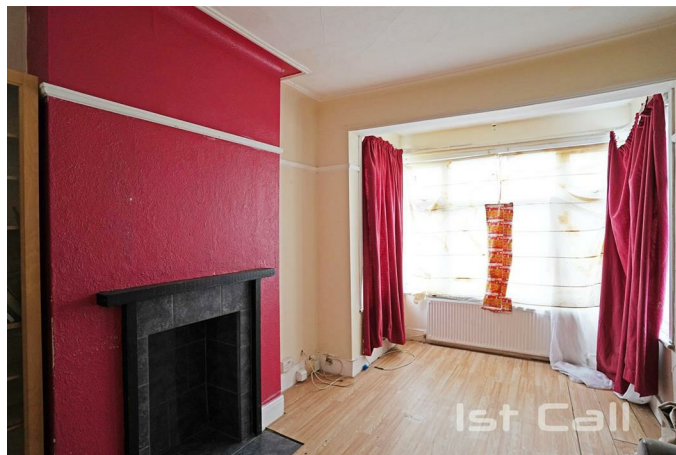
Range of fitted base units with toning roll edged working surfaces over, inset single drainer stainless steel sink unit, space for appliances, matching range of wall mounted units, tiled splashbacks, radiator, window to rear, double glazed door to rear...

### First Floor Landing



Double glazed window to side, radiator, loft access, doors off to...

### Lounge 14'9 into bay x 10'4 (4.50m into bay x 3.15m)



Double glazed bay window to front, radiator, laminate wood flooring...

### Bedroom 1 12'3 x 9'8 (3.73m x 2.95m)



Double glazed window to rear, radiator...

**Bedroom 2 10'3 x 6'2 (3.12m x 1.88m)**



Double glazed oriel bay window to front, radiator, laminate wood flooring...

**Bathroom 9'8 x 4'4 (2.95m x 1.32m)**

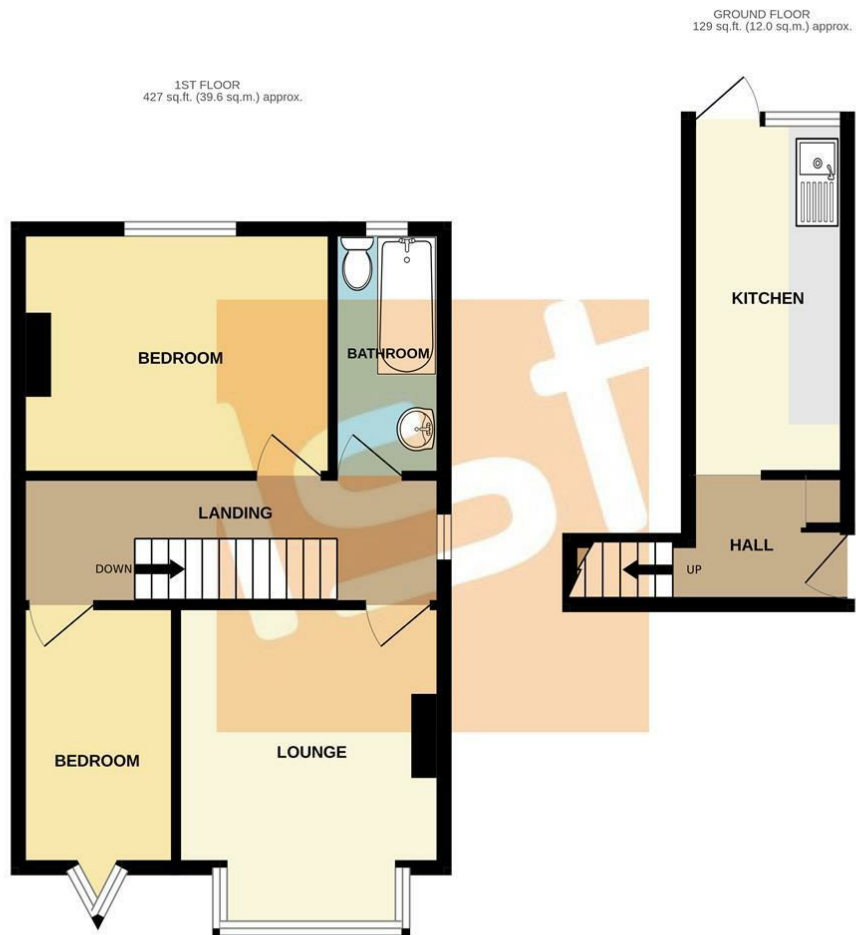


White suite comprising bath, pedestal wash hand basin, low level W.C., radiator, tiled splashbacks, obscure double glazed window to rear...

**Externally**

Own rear garden, side access...

Floor Plan



TOTAL FLOOR AREA : 556 sq.ft. (51.6 sq.m.) approx.

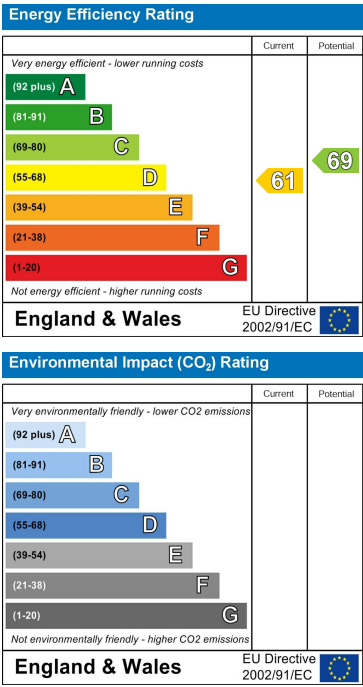
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Area Map



Energy Efficiency Graph



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