

# Ist Call

## SALES AND LETTINGS



**Hainault Avenue, Westcliff-On-Sea, SS0 9HB**

**£350,000**

Offered with no onward chain, this well-positioned 3-bedroom end terrace house enjoys a popular location near the Palace Theatre with excellent access to local schools, shops, Southend University Hospital and transport links. The ground floor features a comfortable lounge, separate dining room, and fitted kitchen, while upstairs you will find three bedrooms and a modern family bathroom. Fully double glazed and with gas central heating throughout, the property is further enhanced by an attractive 50-foot rear garden, perfect for outdoor relaxation.

We believe this represents an excellent opportunity for first-time buyers or investors seeking a buy-to-let property in a desirable area and viewing comes highly recommended.



### Accommodation Comprising

uPVC double glazed front door to...

### Entrance Hall

Staircase to first floor, understairs storage cupboard housing gas central heating & hot water combination boiler, radiator, laminate wood flooring, coved ceiling, doors off to...

### Lounge 14' into bay x 11'6 (4.27m into bay x 3.51m)



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

### Dining Room 12' x 10'6 (3.66m x 3.20m)



Double glazed french doors to rear garden, radiator, laminate wood flooring, coved ceiling, opening to...

### Kitchen 8'11 x 6'6 (2.72m x 1.98m)



Range of modern fitted base units with toning roll edged working surfaces over, inset single drainer stainless steel sink unit, gas cooker with extractor hood over, space and plumbing for washing machine, matching range of wall mounted units, tiled splashbacks, double glazed door and window to rear garden...

### First Floor Landing

Coved ceiling, doors off to..

### Bedroom 1 14'4 into bay x 11'6 (4.37m into bay x 3.51m)



Double glazed bay window to front, radiator, coved ceiling...

### Bedroom 2 12' x 11'5 (3.66m x 3.48m)



Double glazed window to rear, radiator, built in alcove storage cupboard...

### Bedroom 3 7'3 x 6'5 (2.21m x 1.96m)

Double glazed window to front, radiator...

### Bathroom



Modern white suite comprising panelled bath with shower unit over and glazed shower screen, pedestal wash hand basin, low level W.C., heated towel rail, fully tiled walls, obscure double glazed window to rear...

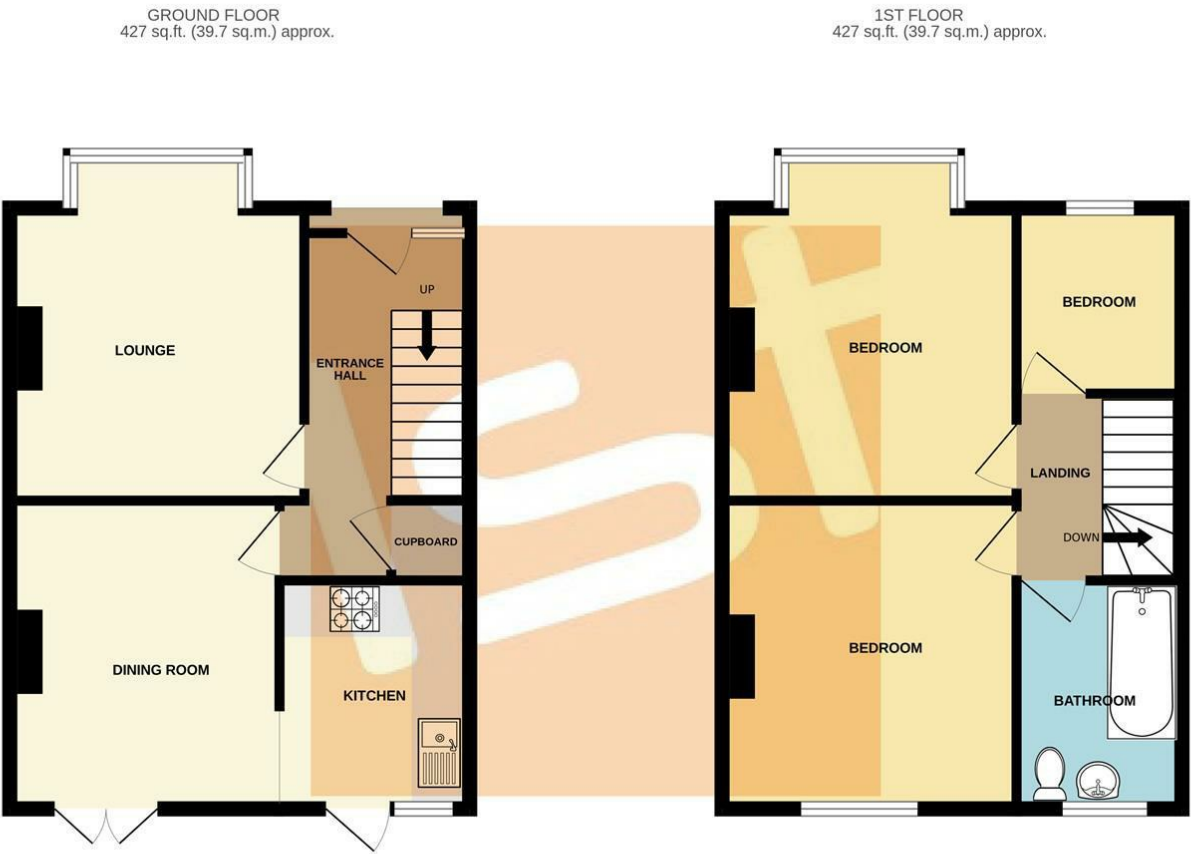
### Externally

### Rear Garden



Approx. 50' in depth comprising concreted patio area, remainder mostly laid to lawn with flower borders, gate providing side access...

Floor Plan



TOTAL FLOOR AREA : 854 sq.ft. (79.3 sq.m.) approx.

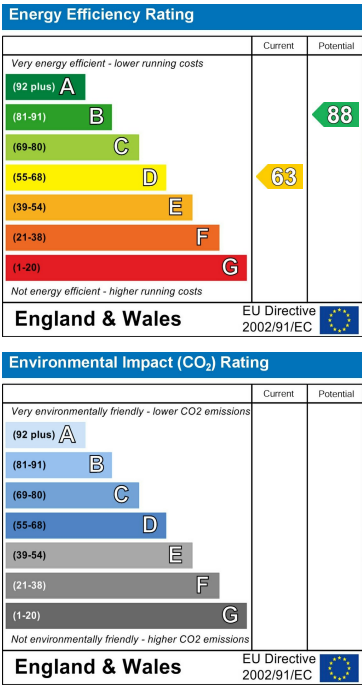
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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