

# Ist Call

## SALES AND LETTINGS



**Shakespeare Drive, Westcliff On Sea, SS0 9AA**

**£185,000**

This spacious two bedroom ground floor flat is situated in a popular location offering easy access to Southend City centre, rail stations and Priory Park. Offering a 17'1 lounge and two double bedrooms the property further benefits from a kitchen that is large enough to dine in and a separate bathroom and toilet. With double glazed windows, gas central heating and a west facing rear garden, the property is being offered with no onward chain and a 50% share of the freehold. Viewing advised.



## Accommodation Comprising

Own front door to...

### Entrance Hall

Radiator, built in storage cupboard, coved ceiling, doors off to...

### Lounge 17'1 into bay x 10'1 (5.21m into bay x 3.07m)



Double glazed bay window to front, radiator, fitted gas fire, coved ceiling...

### Bedroom 1 12'11 x 12'6 (3.94m x 3.81m)



Double glazed window to rear, radiator, built in wardrobe cupboard, coved ceiling...

### Kitchen 11'5 x 10' (3.48m x 3.05m)



Range of fitted base units with toning roll edged working surfaces over, inset single drainer sink unit, gas cooker to remain, space and plumbing for washing machine, space for fridge/ freezer, matching range of wall mounted units, wall mounted gas central heating & hot water boiler, radiator, tiled splashbacks, coved ceiling, two double glazed windows to side, door to...

### Inner Hallway

Radiator, coved ceiling, doors off to...

### Bathroom 6'10 x 6'4 (2.08m x 1.93m)



White suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin, fully tiled walls and flooring, radiator, double glazed door and window to side, door to...

### Lean To 5'9 x 2'10 (1.75m x 0.86m)

Glazed to two aspects with part glazed door to garden, large built in storage cupboard...

### Separate W.C.

White low level W.C., radiator, tiled splashbacks and flooring, obscure double glazed window to side...

### Bedroom 2 10' x 8'5 (3.05m x 2.57m)



Double glazed window to rear, radiator, coved ceiling...

### Externally



Own half (right hand side) of rear garden laid with artificial turf, timber shed, gate providing rear access...

### Agents Note

We understand that the property is being sold with a 50% share of the freehold and a new lease is to be granted upon completion, terms to be confirmed...

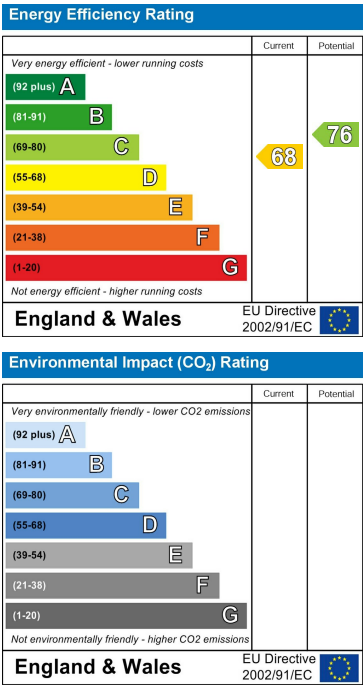
Floor Plan



Area Map



Energy Efficiency Graph



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