

Ist Call

SALES AND LETTINGS



Hainault Avenue, Westcliff On Sea, SS0 9EY

Guide Price £300,000 - Freehold

**** GUIDE PRICE £300,000 - £325,000 **** Situated in a popular location close to Southend University Hospital, we are delighted to offer this three-bedroom end of terrace family home, available with the benefit of no onward chain. Requiring some general modernisation, the property offers excellent potential for buyers looking to create a home to their own taste. The ground floor features a spacious lounge/diner and a fitted kitchen, while the first floor comprises three bedrooms and a family bathroom. Outside, the property benefits from an approximately 45' rear garden, providing ample space for outdoor entertaining, children to play, or further landscaping. Conveniently located within easy reach of local shops, schools, transport links and Southend University Hospital, this property represents an excellent opportunity for first-time buyers, families and investors alike. An internal viewing is strongly recommended to fully appreciate the potential on offer.

Accommodation Comprising

Front door to...

Entrance Hall

Lounge/ Diner 27'1 x 10'8 < 9'5 (8.26m x 3.25m < 2.87m)



Bedroom 1 12'4 x 10'3 (3.76m x 3.12m)



Bedroom 2 12'1 x 10'4 (3.68m x 3.15m)



Kitchen 8'5 x 6'2 (2.57m x 1.88m)

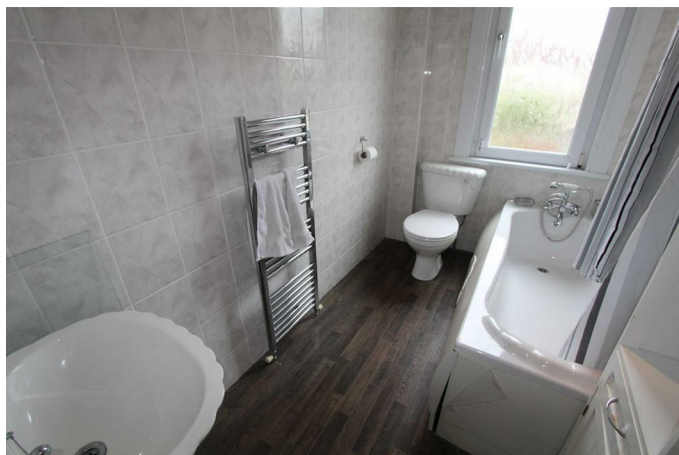


Bedroom 3 8'2 x 5'2 (2.49m x 1.57m)



First Floor Landing

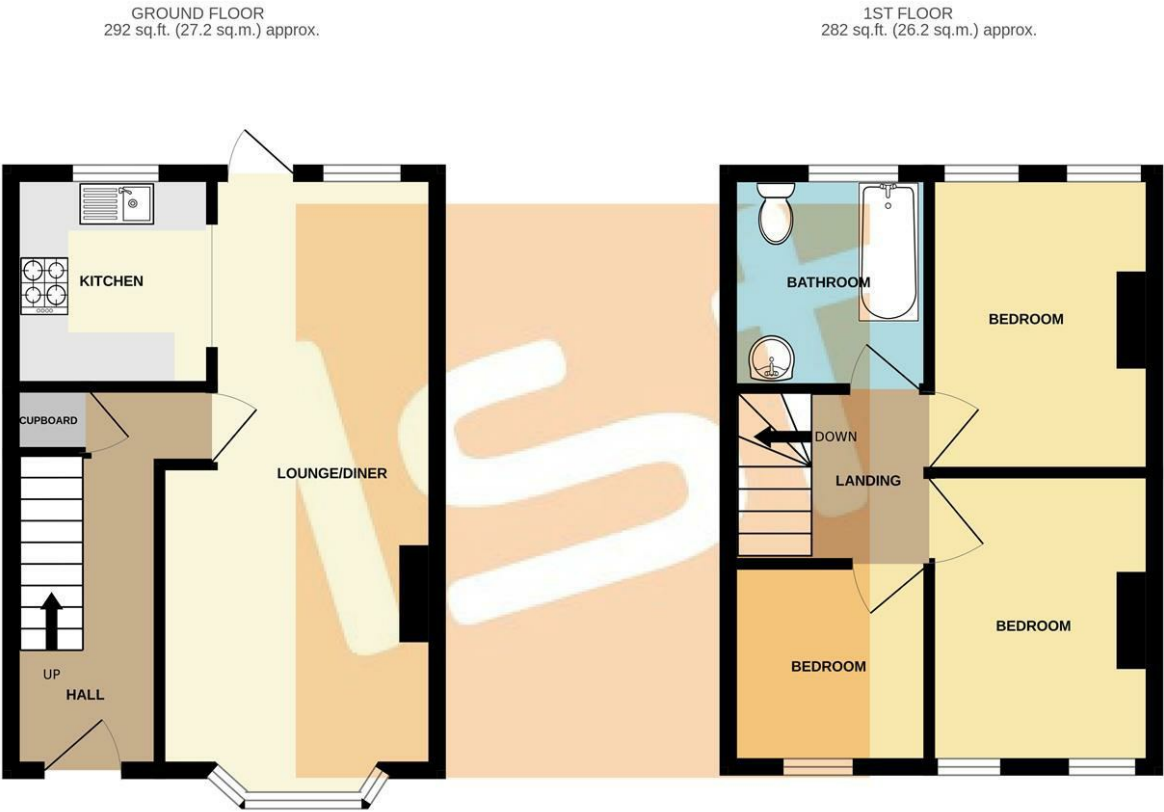
Bathroom



Rear Garden approx 45' in depth (approx 13.72m in depth)



Floor Plan



TOTAL FLOOR AREA : 575 sq.ft. (53.4 sq.m.) approx.

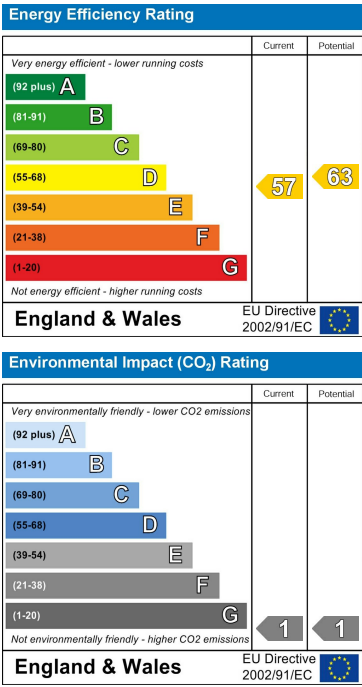
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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