

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

Staircase to first floor, understairs storage cupboard, radiator, door to...

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



Double glazed bay window to front, double glazed window and door to rear garden, two radiators, feature fireplace with timber surround, coved ceiling with ceiling rose, opening to...



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



Range of fitted base units with toning roll edged working surfaces over, inset single drainer sink unit, integrated stainless steel gas hob with oven below and matching extractor hood over, integrated fridge/freezer and dishwasher, matching range of wall mounted units, tiled splashbacks, coved ceiling, double glazed window to rear...

First Floor Landing

Loft access, doors off to...

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



Two double glazed windows to front, radiator, feature cast iron fireplace, dado rail, coved ceiling with ceiling rose...

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



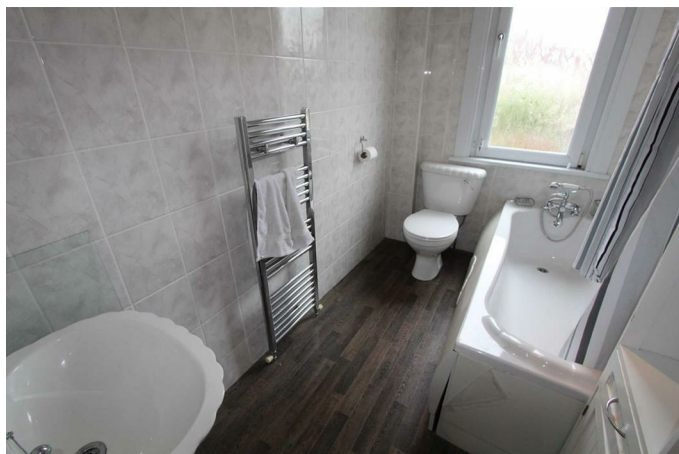
Two double glazed windows to rear, radiator, feature cast iron fireplace...

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



Double glazed window to front, radiator

Bathroom



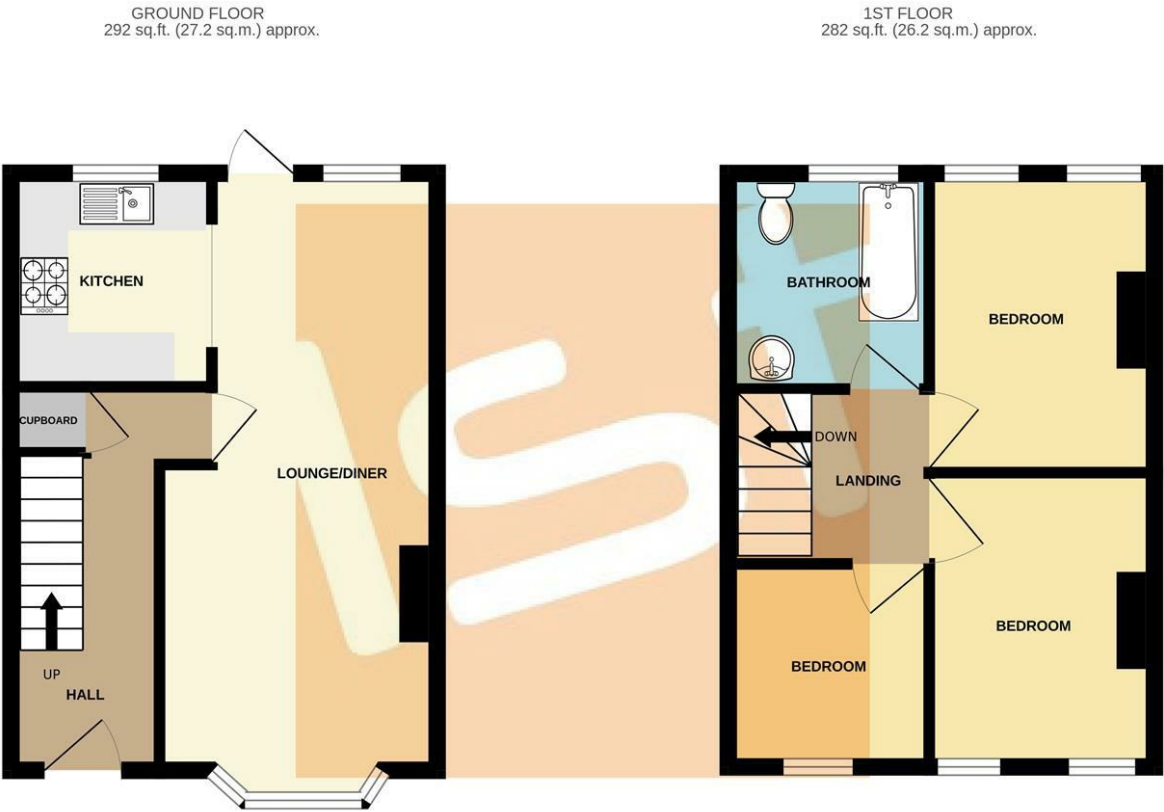
White suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level W.C., heated towel rail, fully tiled walls, obscure double glazed window to rear...

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



Comprising patio area, remainder mostly laid to lawn, brick built outhouse with space and plumbing for washing machine, gate providing side access...

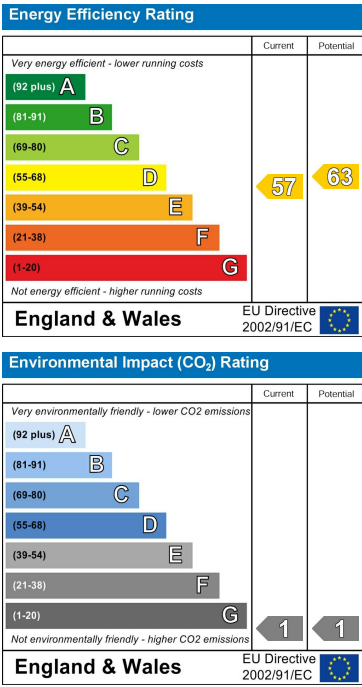
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.