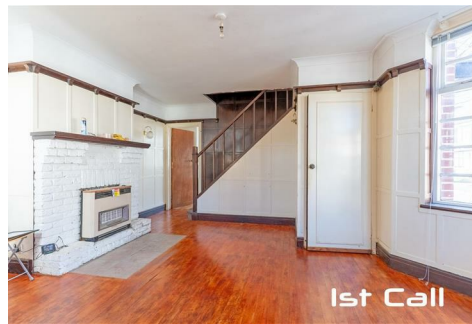


# Ist Call

SALES AND LETTINGS



**Westbury Road, Southend On Sea, SS2 4DP**

**Guide Price £300,000 - Freehold**

**\*\* GUIDE PRICE £300,000 - £325,000 \*\*** A fantastic opportunity to acquire this three-bedroom end-of-terrace family home, occupying a bold corner plot and offered to the market with no onward chain. In need of some general updating, the property presents excellent potential throughout and is ideal for buyers looking to put their own stamp on a home. The ground floor comprises a welcoming lounge, separate dining room and fitted kitchen, while upstairs offers three well-proportioned bedrooms and a family bathroom. Externally, the property benefits from an impressive approximately 45-foot rear garden and offers potential for off street parking or garage space (subject to planning). Viewing advised.

## Accommodation Comprising

Front door to...

### Entrance Lobby

Obscure glazed window to front, wood flooring and panelling to walls, door to...

### Dining Room 15'9 x 14'10 into bay (4.80m x 4.52m into bay)



Bay window to front, part glazed stable door to rear garden, brick fireplace with timber mantle, staircase to first floor, wood flooring, plate rail, doors off to...



### Lounge 14'2 into bay x 13'4 (4.32m into bay x 4.06m)



Double glazed bay window to side, two radiators, wood flooring, dado rail...

### Kitchen 11'6 x 8'1 (3.51m x 2.46m)



Range of fitted base units with toning roll edged working surfaces over, inset single drainer stainless steel sink unit, integrated stainless steel gas hob with oven below, space and plumbing for washing machine, matching range of wall mounted units, wall mounted gas central heating & hot water boiler, tiled splashbacks and flooring, window to front, double glazed door to rear garden...



### First Floor Landing

Three windows to front, built in airing cupboard housing hot water cylinder, doors off to...

**Bedroom 1 14'8 int bay x 13'4 (4.47m int bay x 4.06m)**



Double glazed bay window to side, radiator, fitted alcove wardrobe cupboards...

**Bedroom 2 10'9 x 10'5 (3.28m x 3.18m)**



Window to side, radiator, built in wardrobe cupboards...

**Bedroom 3 8'2 x 6'6 (2.49m x 1.98m)**



Window to rear, radiator...

### Bathroom



White suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level W.C., tiled splashbacks and flooring, radiator, obscure glazed window to rear...

### Externally



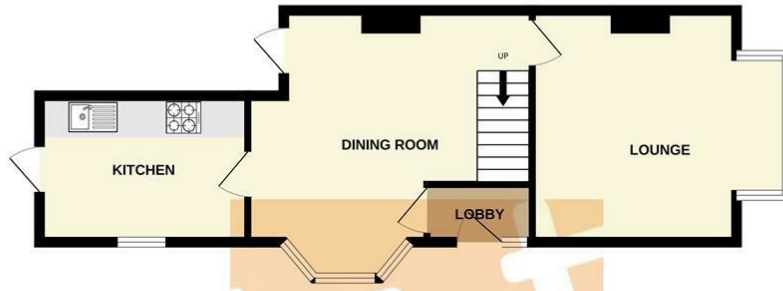
Approx. 45' rear garden comprising paved and concreted patio area, remainder mostly laid to lawn, gate to front...





# Floor Plan

GROUND FLOOR  
457 sq.ft. (42.5 sq.m.) approx.



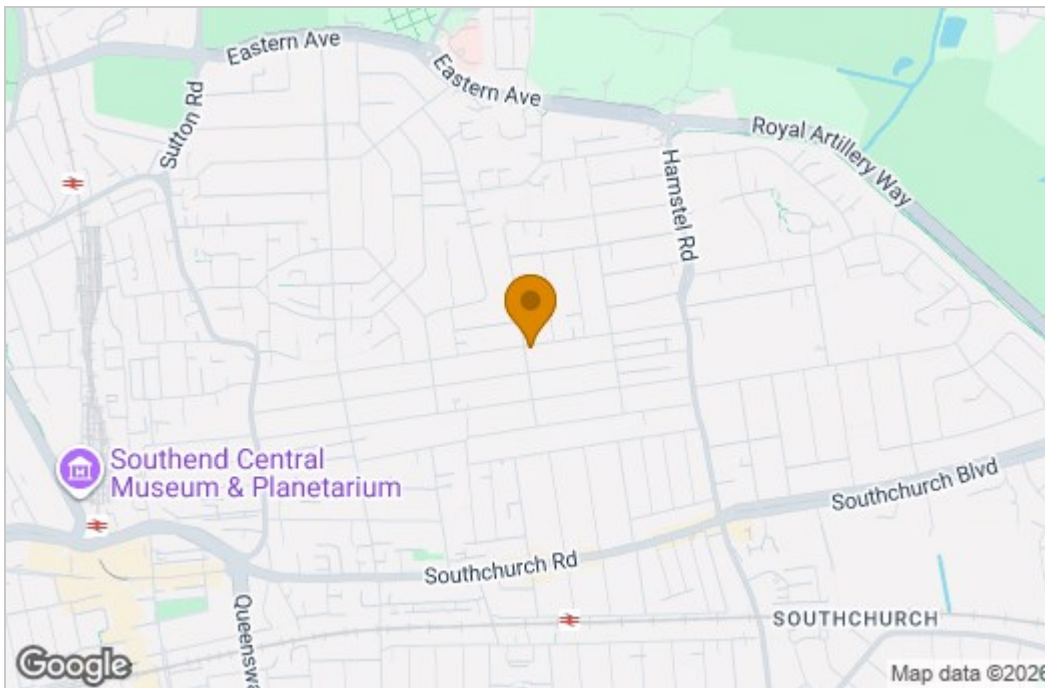
1ST FLOOR  
447 sq.ft. (41.5 sq.m.) approx.



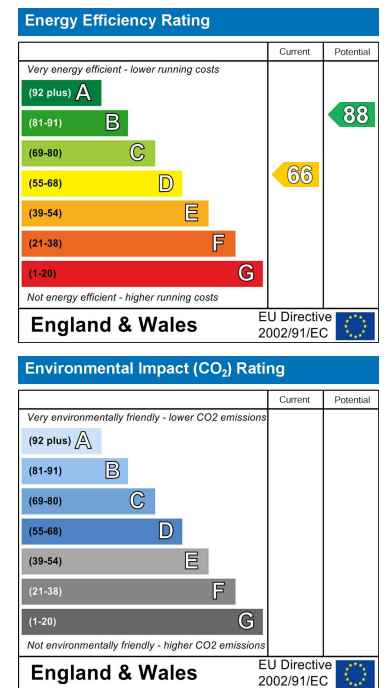
TOTAL FLOOR AREA : 905 sq.ft. (84.0 sq.m.) approx.

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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