



FOR SALE

**Dunster Avenue,
Westcliff-on-Sea SS0 0HQ**

£219,950 Freehold

- End Terrace House
- Two Double Bedrooms
- Open Plan Living
- Separate Kitchen
- South Facing Rear Garden
- Front Garden & Gated Side Access
- Convenient for Amenities
- Great for Travel Routes
- Ideal Investment
- No Onward Chain

Selling & letting all types of property in Chalkwell,
Westcliff, Leigh, Southend and the surrounding areas.

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Description

PUBLIC NOTICE Appointmoor Estates are now in receipt of an offer for the sum of £200,000 for 30 Dunster Avenue, Westcliff-on-Sea, Essex, SS0 0HQ. Anyone wishing to place an offer on this property should contact Appointmoor Estates. 72 The Ridgeway, Chalkwell, Essex, SS0 8NU 01702 719966 before exchange of contracts.

Two double bedroom end of terrace house in need of some

modernisation, located a popular residential area, close to local amenities and convenient for the A127, airport and schools. The property offers an open plan lounge and dining area with kitchen to the ground floor and two double bedrooms and family bathroom to the first floor. Externally there is a south facing rear garden, front garden laid to lawn with potential for off street parking STPP and gated side access to rear. An ideal investment purchase and with no onward chain, viewing is advised.

Entrance

Front garden laid to lawn with shrubbery with potential for off street parking STPP. Hardwood front door into property.

Lounge

17'11 x 11'10 (5.46m x 3.61m)

Lounge with double glazed bay window to front and double glazed window to side, two radiators, coving and fireplace with wood surround. L-shaped to dining area. Stairs to first floor.

Dining Area

7'10 x 7'6 (2.39m x 2.29m)

Dining area with radiator and hardwood double doors out to the rear garden. Opening to kitchen.

Kitchen

9'7 x 7'6 (2.92m x 2.29m)

Fitted kitchen with wall and base units, roll edge work surface, tiled splash back and stainless steel sink & drainer. Double glazed window to rear and space for appliances.

First Floor

Stairs to first floor to landing with double glazed window to side, loft access and doors to all rooms.

Bedroom 1

14'10 x 10'4 (4.52m x 3.15m)

Double glazed bay window to front aspect, radiator and fitted cupboard.

Bedroom 2

10'4 x 9'10 (3.15m x 3.00m)

Double glazed window to rear aspect and radiator.

Bathroom

7'10 x 5'6 (2.39m x 1.68m)

Three piece white suite comprising of WC, wash hand basin and panel bath. Double glazed obscure window to rear and radiator.

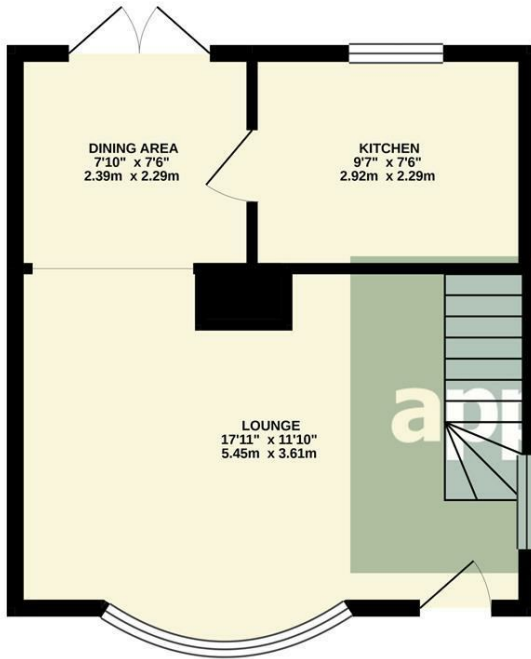
Rear Garden

approx 40' (approx 12.19m)

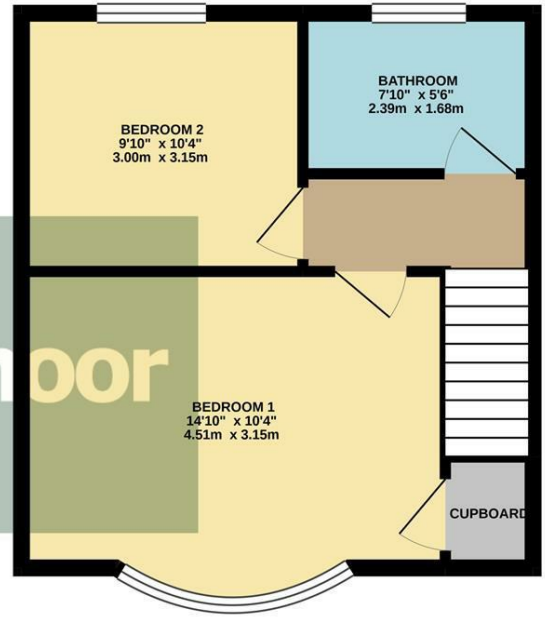
South facing rear garden laid to lawn with patio area, gated side access to front and outside tap.



GROUND FLOOR
354 sq. ft. (32.9 sq. m.) approx.

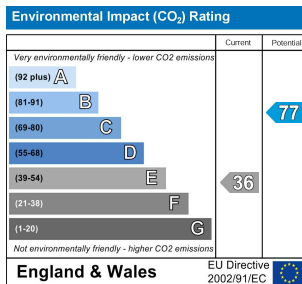
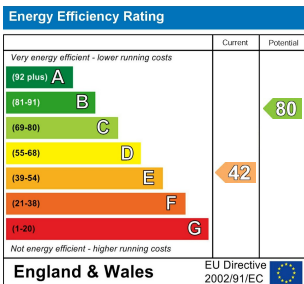


1ST FLOOR
353 sq. ft. (32.8 sq. m.) approx.



TOTAL FLOOR AREA : 707 sq. ft. (65.7 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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AGENTS NOTES: Appointmoor Estates Ltd as our Vendors Agents have endeavoured to check the accuracy of these sales particulars, but however, can offer no guarantee. We therefore must advise any prospective purchaser employ their own, independent experts to verify the statements contained herein. Floor plans are not to scale and only provide an indication of the layout. All measurements are approximate and should not be relied upon. No equipment, utilities, circuits or fittings have been tested. **VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

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