



FOR SALE

Salisbury Avenue, Westcliff-On-Sea SS0 7AX

Offers In Excess Of £275,000 Freehold Council Tax Band - B

- Three Bedroom End Of Terraced Home
- Fitted Kitchen With Space For Appliances
- Two Reception Rooms
- Maintainable Rear Garden
- Situated Close To Southend High Street
- Walking Distance To Southend Victoria Station
- Spacious Bedrooms
- Three Piece Bathroom
- Perfect For A First Time Buyer Or Property Investor
- Local Amenities Nearby

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

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Description

Welcome to Salisbury Avenue, Westcliff-On-Sea! This charming terraced house, built in circa 1910, is a true gem waiting to be discovered. With two reception rooms and three generously sized bedrooms, this property offers ample space, perfect for if you are a first time buyer or property investor. With a spacious fitted kitchen with room for all your appliances, making meal preparation a breeze. The two reception rooms provide versatile spaces for entertaining guests or simply relaxing with your loved ones.

The location of this three-bedroom end of terraced home is

simply unbeatable. Situated close to Southend High Street and Southend Victoria Station, convenience is at your doorstep. Imagine the ease of access to shops, restaurants, and transportation options - everything you need is within reach.

Whether you are a first-time buyer looking for a place to call home or an investor seeking a promising opportunity, this property ticks all the boxes.

Entrance

Double glazed obscure panelled door to entrance, carpet flooring, coving to ceiling.

Concrete paved pathway to entrance, on street parking.

Lounge

Carpet flooring, radiator, double glazed bay window to front aspect, coving to ceiling, pendant lighting.

Dining Room

Carpet flooring, radiator, double glazed obscure door to rear aspect, pendant lighting.

Kitchen

Laminate flooring, radiator, double glazed window to side aspect, double glazed obscure window to side aspect, double glazed sliding door to rear aspect, base & wall units, 4 point electric hob with extractor over, integrated oven, rolltop worksurface incorporating stainless steel sink & drainer, space for fridge/freezer, space and plumbing for washing machine, ceiling mounted lighting.

W/C

Laminate flooring, double glazed obscure window to rear aspect, W/C, hand basin, ceiling mounted lighting.

Landing

Carpet flooring, loft access, pendant lighting.

Bedroom 1

Carpet flooring, radiator, double glazed window to rear aspect, feature fireplace, pendant lighting.

Bedroom 2

Carpet flooring, radiator, double glazed window to rear aspect, feature fireplace, pendant lighting.

Bathroom

Laminate flooring, heated towel rail, double glazed window to front aspect, panelled bath with shower system over, hand basin, W/C, partially tiled walls, extractor, ceiling mounted lighting.

Bedroom 3

Carpet flooring, radiator, double glazed window to front aspect, pendant lighting.

Rear Garden

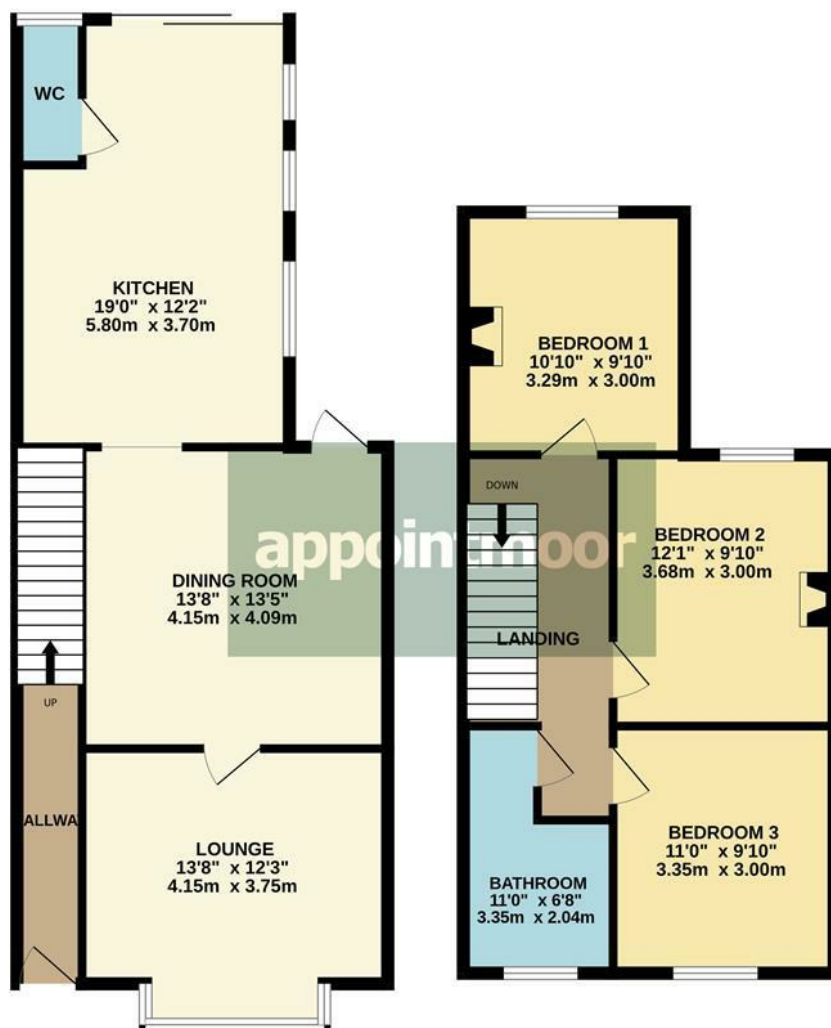
Patio seating area, laid lawn, shed to remain.

Front Of Property & Parking



GROUND FLOOR
641 sq.ft. (59.5 sq.m.) approx.

1ST FLOOR
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA : 1122 sq.ft. (104.2 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	78

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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VIEWINGS: BY APPOINTMOOR ESTATES ONLY

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