



FOR SALE

**Cobham Road,
Westcliff-On-Sea SS0 8EA**

£450,000 Freehold

- Mid Terrace House Family House - Built 2020
- 10 Year Build Zone Warranty
- 5 Minute Walk to Westcliff C2C Station
- West Facing Balcony with Sea Views
- Three Large Double Bedrooms
- Two En-Suites, Family Bathroom & WC
- Large Kitchen Diner with Utility
- Spacious Lounge with Bi-fold Doors
- Private Rear Garden & Off Street Parking
- No Chain/Vacant Possession

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

appointmoor

Description

Completely renovated building with a 10 year build zone warranty! Located just a 5 minute walk from Westcliff mainline station ideal for commuting, and a short walk to the seafront & local amenities. Vacant possession & NO ONWARD CHAIN!

This stylish three double bedroom mid terrace house has been fully refurbished inside and out with brand new kitchen with appliances, newly fitted carpets, double glazed

windows and contemporary bathrooms. With neutral modern decor throughout, this property is ready to move into!

Spacious kitchen diner with utility cupboard, lounge with bi-fold doors to rear garden and ground floor cloakroom. Two double bedrooms with en-suites to the first floor and further double bedroom with bathroom to the second floor. This property is complete with west facing balcony offering elevated Estuary views to the first floor and off street parking to the front aspect. Viewing highly advised.

Entrance

Composite front door into entrance hallway with fitted carpet, radiator, inset spotlights and doors to all rooms. Stairs to first floor with fitted carpet.

Kitchen Breakfast Room

Spacious newly fitted kitchen with a range of wall and base units and breakfast bar area, rolled edge work surface, stainless steel sink and drainer and integrated appliances including oven, hob, extractor, fridge and freezer. Wood effect floor, double glazed window to front and inset spotlights. Door to utility room with plumbing for washing machine.

Lounge

Great size lounge to rear aspect with fitted carpet, radiator, inset spotlights and double glazed bi-fold doors out to rear garden.

WC

Two piece cloakroom comprising of WC and vanity wash hand basin. Vinyl floor, part subway tiled walls, inset spotlights, chrome heated towel rail and extractor fan.

First Floor

Stairs to first floor landing with fitted carpet and further stairs to second floor.

Bedroom 1

Bedroom to front aspect with fitted carpet, inset spotlights, radiator and double glazed window and door out to west facing balcony. Door to en-suite.

En-Suite

Three piece wet room en-suite comprising of WC, vanity wash hand basin and rain-head shower. Fully tiled with chrome heated towel rail, inset spotlights and extractor fan.

Balcony

Door from bedroom 1 out to west facing balcony offering elevated Estuary views.

Bedroom 2

Bedroom to rear aspect with double glazed window, fitted carpet, radiator and inset spotlights. Door to en-suite.

En-Suite

Three piece en-suite comprising of WC, vanity wash hand basin and shower cubicle with glazed door. Fully tiled with chrome heated towel rail, inset spotlights and extractor fan.

Second Floor

Stairs to first floor landing with fitted carpet, window above bedroom door and doors to all rooms.

Bedroom 3

Top floor bedroom with fitted carpet, radiator, inset spotlights, double glazed window to front aspect and rear Velux window. Cupboard housing boiler.

Bathroom

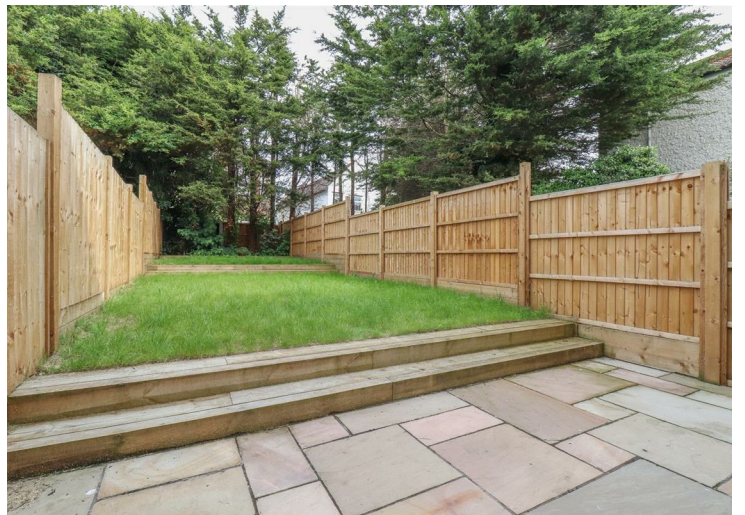
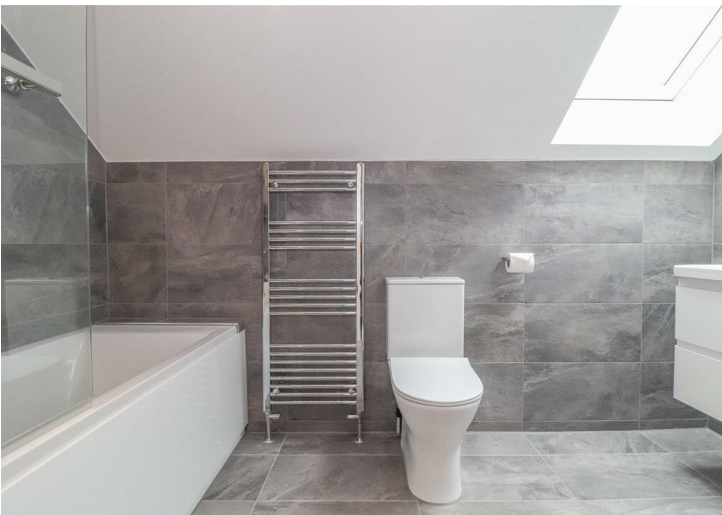
Three piece bathroom comprising of WC, vanity wash hand basin and bath with over head shower and glazed screen. Fully tiled with Velux window, chrome heated towel rail and inset spotlights.

Rear Garden

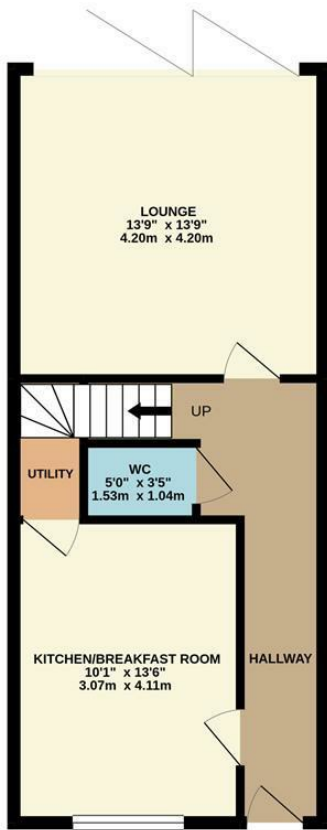
Private rear garden accessed from lounge with paved patio area, timber steps up to split level lawn areas and timber fencing.

Parking

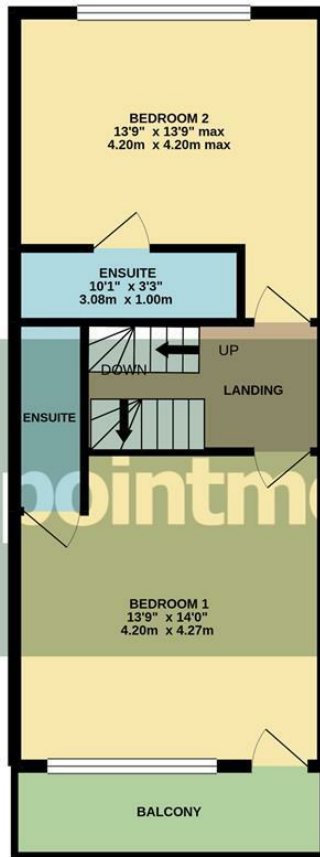
One off street parking space to front aspect.



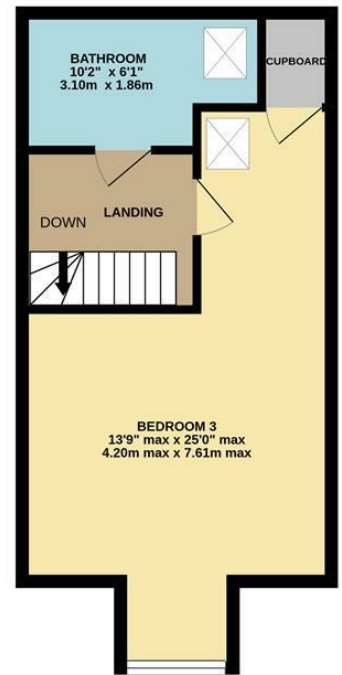
GROUND FLOOR
462 sq.ft. (43.0 sq.m.) approx.



1ST FLOOR
462 sq.ft. (43.0 sq.m.) approx.



2ND FLOOR
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA: 1293 sq.ft. (120.1 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			95
(81-91) B		86	
(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		

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		

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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