



# FOR SALE

**Salisbury Avenue,  
Westcliff-on-Sea SS0 7AX**

**£305,000 Freehold**

- Mid Terrace House
- 4 Double Bedrooms
- 2 Reception Rooms
- Top Floor Bedroom with En-Suite
- Spread over 3 Floors
- Private Rear Garden
- Feature Fireplaces
- Double Glazing
- Good Travel Links
- Close to Schools & Amenities

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

**appointmoor**

## Description

Fantastic mid terrace house spread over 3 floors. The property offers two reception rooms, 4 double bedrooms, kitchen, bathroom, en-suite to top floor bedroom and well kept rear garden. To the ground floor is a lounge with square bay window and feature fireplace, open through to dining area, fitted kitchen, shower room and lobby out to the garden. To the first floor are

three good size double bedrooms and stairs up to the second floor with fourth double bedroom, en-suite bathroom and eaves storage. The property is in an ideal central location being situated with good travel links, convenient for local schools and amenities and a short distance to Southend town centre. A great family home or investment purchase, viewing is highly advised.

### Entrance

White UPVC front door into porch area with further front door into hallway.

### Hallway

Hallway with fitted carpet, under stairs cupboard and doors to all rooms.

### Lounge

13'11 into bay x 12'7 max (4.24m into bay x 3.84m max)

Lounge to front aspect with square bay window, feature fireplace with tiled hearth and fitted carpet. Open through to dining area.

### Dining Room

12'6 x 10'5 (3.81m x 3.18m )

Dining area to rear aspect with double glazed window, radiator and fitted carpet.

### Kitchen

10'3 x 8'8 (3.12m x 2.64m)

Fitted kitchen to rear aspect with double glazed window to side, laminate floor, radiator and ceiling light. Range of wall and base units with rolled edge work surface, stainless steel sink and drainer, integrated oven, hob and extractor fan and space for appliances. Wall mounted boiler.

### Lobby

Lobby area from kitchen with tiled floor, door to shower room and double glazed door out to rear garden.

### Shower Room

5'5 x 5'1 (1.65m x 1.55m)

Three piece shower room comprising of WC, pedestal wash hand basin and corner shower unit with curved glass door. Tiled floor, double glazed obscure window to rear and heated towel rail.

### First Floor

Stairs to first floor landing.

### Bedroom 1

14' x 11'8 (4.27m x 3.56m)

Bedroom to front aspect with double glazed window, laminate flooring, radiator and light fixture.

### Bedroom 2

11'11 x 9'5 (3.63m x 2.87m)

Bedroom to rear aspect with double glazed window, fitted carpet, feature fireplace, radiator and light fixture.

### Bedroom 3

10'3 x 9'1 (3.12m x 2.77m)

Bedroom to rear aspect with double glazed window to side, fitted carpet, feature fireplace, radiator and light fixture.

### Second Floor

Wooden painted stairs with safety treads up to second floor.

### Bedroom 4

16'10 x 9'5 max (5.13m x 2.87m max )

Top floor bedroom with double glazed window to rear aspect and Velux window to front. Fitted carpet, two radiators, spotlights and access to eaves storage with power and lighting. door to en-suite bathroom.

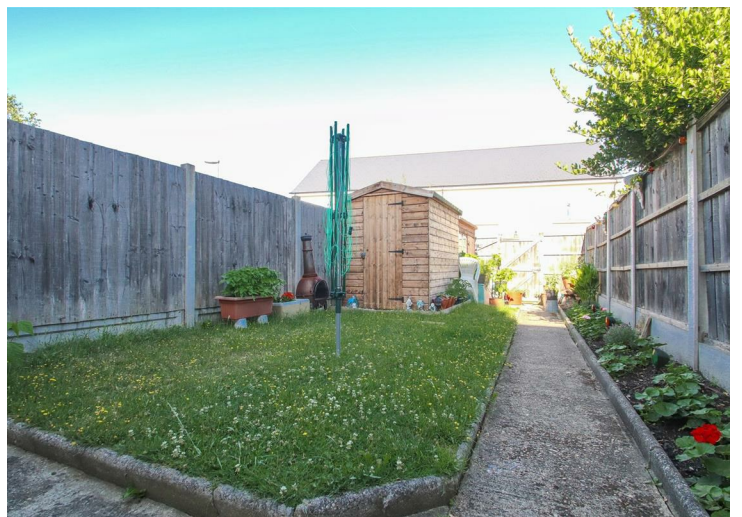
### En-Suite

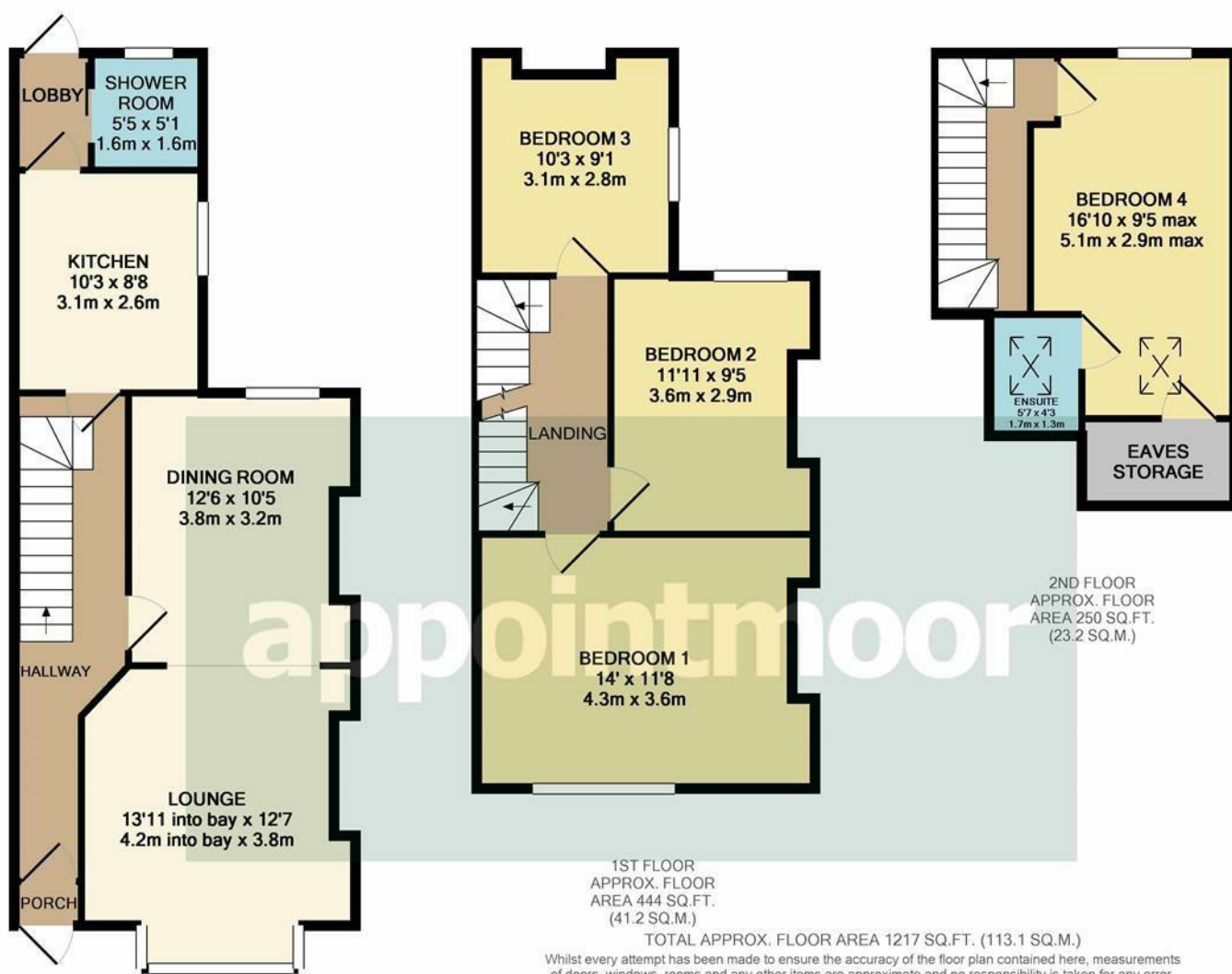
5'7 x 4'3 (1.70m x 1.30m)

Three piece en-suite bathroom comprising of WC, vanity wash hand basin and bath with overhead shower and glass screen. Vinyl flooring, Velux window to rear, spotlights and extractor fan.

### Rear Garden

Patio area, lawn, garden shed and timber fencing.





GROUND FLOOR  
APPROX. FLOOR  
AREA 523 SQ.FT.  
(48.6 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 444 SQ.FT.  
(41.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1217 SQ.FT. (113.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
Made with Metropix ©2019

2ND FLOOR  
APPROX. FLOOR  
AREA 250 SQ.FT.  
(23.2 SQ.M.)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		<b>83</b>
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>	<b>66</b>	
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		<b>80</b>
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>	<b>59</b>	
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> 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**

# appointmoor

Appointmoor Sales 72 The Ridgeway,  
Chalkwell, Westcliff-on-Sea, Essex, SSO 8NU  
T. 01702 719 966 W. [appointmoor.co.uk](http://appointmoor.co.uk)



[facebook.com/appointmoor](https://facebook.com/appointmoor)



[twitter.com/appointmoor](https://twitter.com/appointmoor)



[linkedin.com/company/appointmoor](https://linkedin.com/company/appointmoor)