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ESTATE AGENT
AWARDS 2021
BEST AGENCY
NETWORK
The Guild of Property
Professionals



Westcliff-On-Sea, Guide Price £400,000 - £425,000 3

Somerset Estate ...! Highly sought after location for this Three Bed Family Home brought to your by Essex Guild Homes. In **NEED OF LOVE** and Attention and Priced Accordingly... Perfect Property to Refurbish, maybe even add another bedroom in the Loft Area.

Large Garage, Shared Driveway

EPC Rating: D



Bridgwater Drive, Essex, SS0 0DH

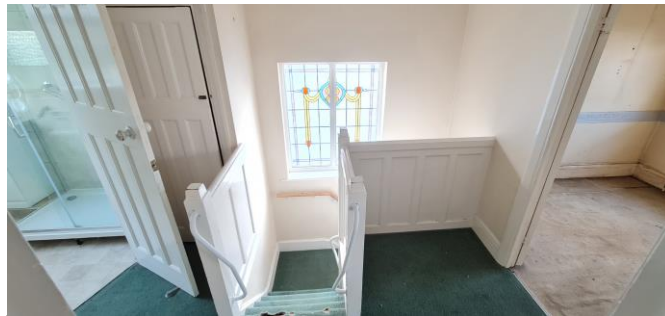
| | |
|----------------------------|-------------------------------------|
| Entrance Hall | 14' 1" x 6' 11" (4.29m x 2.11m) |
| Lounge open to Dining Room | 26' 4" x 13' 5" max (8.02m x 4.09m) |
| Lounge Area | 13' 1" x 13' 5" (4m x 4.1m) |
| Dining Area | 12' 11" x 12' 0" (3.94m x 3.66m) |
| Lean-To | 6' 4" x 8' 3" (1.94m x 2.52m) |
| Kitchen | 9' 11" x 8' 2" (3.02m x 2.50m) |
| First Floor Landing | 10' 6" x 8' 4" (3.20m x 2.55m) |
| Bedroom One | 12' 0" x 13' 3" (3.67m x 4.04m) |
| Bedroom Two | 14' 0" x 12' 2" (4.27m x 3.70m) |
| Bedroom Three | 8' 2" x 6' 11" (2.50m x 2.11m) |
| WC | 4' 10" x 2' 7" (1.48m x 0.78m) |
| Shower Room | 4' 10" x 5' 5" (1.48m x 1.64m) |

Energy Performance Rating: D

Council Tax Band: E

Inspected By: Thomas Devlin-James

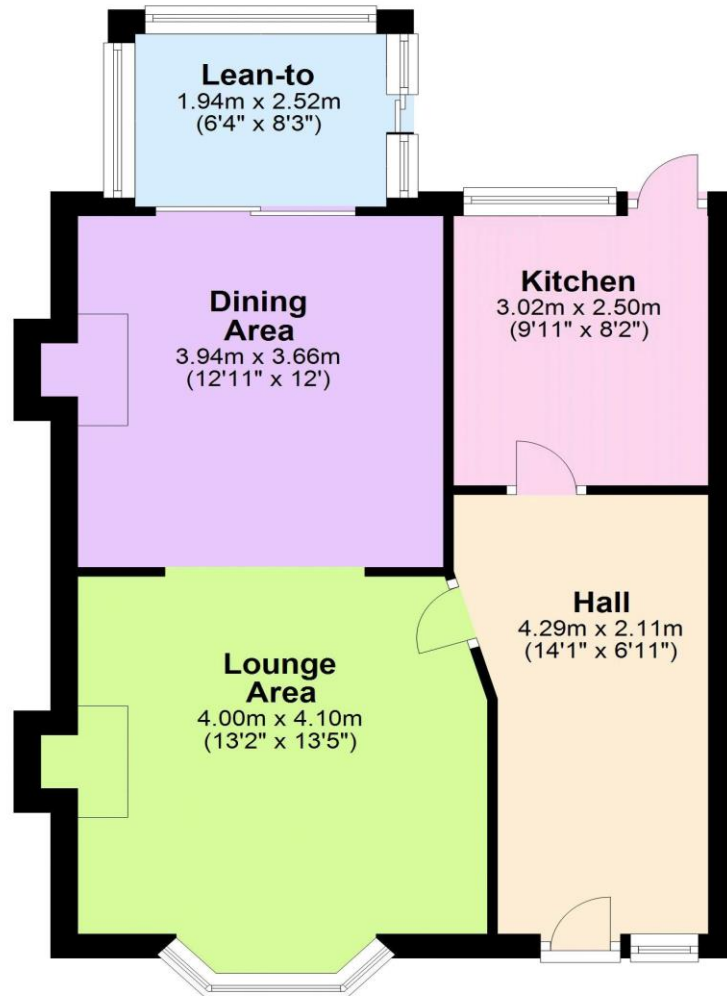
Disclaimer: The measurements indicated are supplied for guidance only, potential buyers are advised to re-check the measurements before committing to any expense.



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Ground Floor

Approx. 56.0 sq. metres (602.3 sq. feet)



First Floor

Approx. 50.7 sq. metres (546.1 sq. feet)



Total area: approx. 106.7 sq. metres (1148.4 sq. feet)

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