



### Westcliff, Guide Price £450,000 - £460,000, 3 Bed End Terrace House

Essex Guild Homes are Delighted to Offer For Sale this Family Home with 3 Double Beds. **"IDEAL TO CONVERT TO TWO FLATS" STPP.** Room to side for 2 vehicle Parking, Close to Local Amenities, Brand New Fully Fitted 4 Piece Bathroom, Modern Fitted Kitchen. Lounge to Front & 21ft Lounge / Dining to Rear

Council Tax Band: C    EPC Rating: D



Westcliff-on-Sea, Essex, SS0 9NE

GUIDE PRICE £450,000 - £460,000

IDEAL TO CONVERT TO TWO FLATS (STPP)

FAMILY HOME WITH THREE DOUBLE BEDROOMS

IDEAL TO EXTEND (STPP)

16FT LOUNGE TO FRONT PLUS 21FT LOUNGE / DINING ROOM TO REAR

18FT MODERN FITTED KITCHEN

BRAND NEW FULLY REFURBISHED FOUR PIECE FAMILY BATHROOM

GAS CH WITH COMBINATION BOILER AND DOUBLE GLAZING

TWO PARKING SPACES TO SIDE

CLOSE TO LOCAL AMENITIES

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Energy Performance Rating: D

Council Tax Band: C

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.

Rooms:

**Entrance Hall**

14' 3" (4.34m)

**Lounge to Front**

16' 0" x 14' 11" (4.87m x 4.54m)

**Rear Lounge open to Dining Room**

21' 2" x 13' 0" (6.45m x 3.96m)

**Modern Fitted Kitchen** with Built-In Appliances

18' 0" x 7' 4" (5.48m x 2.23m)

**First Floor Landing** with Loft Access

**Bedroom One**

15' 9" x 12' 5" (4.80m x 3.78m)

**Bedroom Two**

12' 11" x 9' 3" (3.93m x 2.82m)

**Bedroom Three (Small Double)**

9' 0" x 8' 7" (2.74m x 2.61m)

**Family Bathroom**

10' 1" x 8' 8" (3.07m x 2.64m)

**Rear Garden**



