

WESTCLIFF-ON-SEA \ O.I.R.O £270,000
 Mendip Crescent, Westcliff-On-Sea, Essex, SS0 0HG



Offered with no onward chain is this freshly decorated three bedroom semi detached family home offering good size lounge, well fitted kitchen/diner, conservatory, study/games room, ground floor w.c and storage area together with three bedrooms, bathroom suite, low maintenance rear garden and ample off street parking. Benefits include newly laid carpets, newly installed upvc double glazing throughout, gas central heating via newly installed combination boiler (in the process of being installed) and plenty more.

The property is situated in this popular and convenient location being close to local amenities, shops, schools, Southend hospital, major trunk roads and local stations. As the owners sole agents we would strongly advise viewing internally to avoid disappointment.

Call 01702 555888 to find out more...

Quote Ref: EAH5562

N^o of bedrooms **3**

Style of property **Semi Detached House**

Parking **Off Street Parking**

Garden **Low Maintenance Rear Garden**

- Residential
- Commercial
- Lettings
- Financial

Making property personal since 1972

Accommodation \

Deceptively Spacious & Well Presented Three Bedroom Family Home \ Lounge 15'2 x 11'5 \ Kitchen/Diner 17'11 x 8'2 \ Conservatory 15'5 x 8' \ Lobby Area \ Study/Games Room 12'8 x 7'4 \ W.C \ Storage Area 12'7 x 5'1 \ Bedroom One 14'8 x 10'5 \ Bedroom Two 10'3 x 8'7 \ Bedroom Three 10' x 7'2 \ Three Piece Bathroom Suite \ Low Maintenance Rear Garden \ Off Street Parking \ New Combi Boiler In The Process Of Being Installed \ Newly Installed UPVC Double Glazing \ Newly Laid Carpets \ Convenient Location \ Close to Local Amenities, Southend Hospital, Schools And Stations \ Easy Access Of A127 and A13 Trunk Roads \ No Onward Chain \ Viewings Advised \ EPC- E

Accommodation Comprises \

Entrance door to:

**Entrance Lobby **

Good size lobby having tiled flooring, window to front, UPVC double glazed entrance door to entrance hall.

**Entrance Hall **

Good size entrance hall having tiled flooring, radiator, window to side, UPVC double glazed window, smooth plastered and coved ceiling, newly carpeted under stairs storage cupboard, wall mounted thermostat control, stairs leading to first floor accommodation, doors to accommodation off.

**Lounge 15'2 x 11'5 (4.62m x 3.48m) **

Good size lounge having UPVC double glazed bay window to front, newly laid carpet, radiator, power points, TV point, feature fireplace.

**Kitchen/Diner 17'11 x 8'2 (5.46m x 2.49m) **

Another excellent size room having sink and drainer unit with mixer tap inset into a range of roll edge work surfaces with cupboards and drawers beneath and matching eye level units, integrated electric oven, integrated hob with chimney style extractor above, space and plumbing for washing machine, further appliance spaces, power points, smooth plastered ceiling with inset spotlights, UPVC double glazed window to rear. To one end is area which currently accommodates tables, radiator, continuation of tiled flooring, double glazed doors to conservatory.

**Conservatory 15'5 x 8'1 (4.7m x 2.46m) **

Another good size room having tiled flooring, radiator, power points, windows to side and rear with further double glazed french doors leading to outside space, double glazed doors leading to lobby area.



Lobby Area \

Smooth plastered ceiling with inset spotlights, door to accommodation off.

Study/Games Room 12'8 x 7'4 (3.86m x 2.24m) \

Fitted carpet, radiator, power points, TV point, smooth plastered ceiling with inset spotlights, UPVC double glazed window to rear.

W.C \

Two piece suite comprising push button w.c, vanity wash basin with tiled surround, half tiled to walls, extractor fan.

Storage Area 12'7 x 5'1 (3.84m x 1.55m) \

Also having access from the front garden, power and light connected room. A handy room ideal for storage area.

Landing \

Having UPVC window to side, loft access hatch with drop down ladder, newly laid carpet, door to accommodation off.

Bedroom One 14'8 x 10'5 (4.47m x 3.18m) \

UPVC double glazed windows to front, newly laid carpet, radiator, power points.

Bedroom Two 10'3 x 8'7 (3.12m x 2.62m) \

Good size second bedroom having UPVC window to rear, radiator, power points, storage area, newly laid carpet.

Bedroom Three 10' x 7'2 (3.05m x 2.18m) \

Having UPVC window to side, power points, radiator, newly laid carpet.

Bathroom \

Three piece suite comprising panelled bath with shower over and tiled surround, vanity wash basin with mixer tap, push button w.c, UPVC obscure window to rear, radiator.

Rear Garden \

Good size low maintenance rear garden which is mainly lawned with block paved area to immediate rear.

Front Garden \

Attractively block paved providing ample off street parking.







GROUND FLOOR
APPROX. FLOOR
AREA 792 SQ.FT.
(73.6 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 426 SQ.FT.
(39.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1218 SQ.FT. (113.2 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
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The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).

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