

Sidmouth Avenue, Westcliff-on-Sea, SS0 0LH



Guide Price:
£ 260,000 - £ 270,000

A well presented two bedroom semi detached house with spacious kitchen/diner, rear garden measuring approx. 45ft and off street parking for two vehicles. Within walking distance of local shops and easy access of the A127.
Viewing advised. EPC Rating: D. Our Ref: 16779.



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Entrance via composite entrance door to entrance hall.

ENTRANCE HALL

Double glazed window to side aspect. Stairs to first floor accommodation with open under stairs storage. Radiator. Storage cupboard.

LOUNGE 12' 3" x 10' 10" (3.73m x 3.3m)

Double glazed window to front aspect. Radiator. Coving to plastered ceiling.



KITCHEN/DINER 17' 4" x 10' 6" (5.28m x 3.2m)

Double glazed window to rear aspect. Double glazed French doors providing access to rear garden. A range of base and eye level units incorporating roll edge work surface with an inset stainless steel sink drainer unit. Built in oven, hob and extractor hood above. Integrated dishwasher, fridge and freezer. Tiled splash back. Space for dining table and chairs. Radiator. Plastered ceiling with inset spotlighting.



FIRST FLOOR LANDING

Double glazed window to side aspect. Airing cupboard. Radiator.

BEDROOM ONE 17' 5" x 10' 5" (5.31m x 3.18m)

Two double glazed windows to front aspect. Two radiators. A range of fitted units including wardrobes, bed side cabinets and chest of drawers. Plastered ceiling.



BEDROOM TWO 11' 1" x 10' 11" (3.38m x 3.33m)

Double glazed window to rear aspect. Radiator. Double storage cupboard.



SHOWER ROOM

Two obscure double glazed windows to rear and side aspects. A three piece suite comprising shower, wash hand basin and low level wc. Storage cupboard housing boiler. Chrome heated towel rail. Radiator. Plastered ceiling.



EXTERIOR.

The **REAR GARDEN** measures approximately 45ft (13.72m) commencing onto large patio with space for table and chairs. Laid to lawn. Established flower and shrub borders. Covered area with doors to **EXTERIOR WC/UTILITY**. Double doors to front. Low level wc. Space for washing machine and tumble dryer. **OFFICE 9' x 5' 5" (2.74m x 1.65m)** Window to rear. Power and lighting. Wood effect flooring.



The **FRONT** has off street parking for one/two vehicles with shared drive to side.

GROUND FLOOR 443.30 sq. ft.
(41.18 sq. m.)



1ST FLOOR 363.46 sq. ft.
(33.77 sq. m.)



TOTAL FLOOR AREA : 806.75 sq. ft. (74.95 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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