



FAIRFAX DRIVE, WESTCLIFF ON SEA
OIEO: -£300,000 FREEHOLD

TWO BEDROOM TERRACE HOUSE WITH A GOOD SIZE GARDEN

Leigh On Sea | 01702 470625 | leighonsea@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

Winkworth of Leigh are pleased to bring to the market this good size two-bedroom terrace house in Westcliff. The property is situated in a central and convenient location, close to local shops, Transport links, Southend Airport and Southend University Hospital.

The property benefits from two reception rooms, modern fitted kitchen and utility room to the ground floor. The first floor has a large bathroom with separate shower and two good size bedrooms. To the rear is a large garden and the front is blocked paved.

This property would make an ideal first time buy and we would recommend an internal viewing.

Double glazed door opening into:

Entrance Hallway: - Stairs to first floor, radiator and smooth plaster ceiling.

Lounge 13'47 x 10'22: - Double glazed bay window to front, radiator and smooth plaster ceiling.

Dining Room 10'31 x 10'9: - Double glazed window to rear and radiator.

Door giving access to storage cupboard. Smooth plaster ceiling with recessed spotlights. Door to: -

Kitchen 7'94 x 7'49: - Double glazed window and door to side with a further double-glazed window overlooking the rear garden. The kitchen has been fitted with a modern range of base and eye level units with wood effect rolled edge work surfaces, one and a quarter bowl stainless steel sink unit inset with mixer taps above. Integrated brush steel electric oven with independent four ring electric hob unit and extractor hood over. Splash back tiling to work surface areas. Smooth plaster ceiling with recessed spotlights.

Utility Area: - Double glazed door and window to rear. Work surface with plumbing and drainage for automatic washing machine under. Space for fridge freezer. Further appliance space.

The First Floor Landing: - Loft hatch giving access to roof space. Doors to all rooms.

Bedroom One: - 13'61 x 11'17. Double glazed window to front, radiator and smooth plaster ceiling.

Bedroom Two 10'49 x 8'13. Double glazed window to rear, radiator and smooth plaster ceiling.

Family Bathroom 8'13 x 7'52. Obscure double-glazed window to rear. White four-piece suite comprising panel bath, walk in shower cubicle with wall mounted electric shower, suspended wash hand basin set within vanity unit and close coupled WC. Part tiling to walls. Tiled flooring. Wall mounted heated towel rail. Smooth plaster ceiling with recessed spotlights.

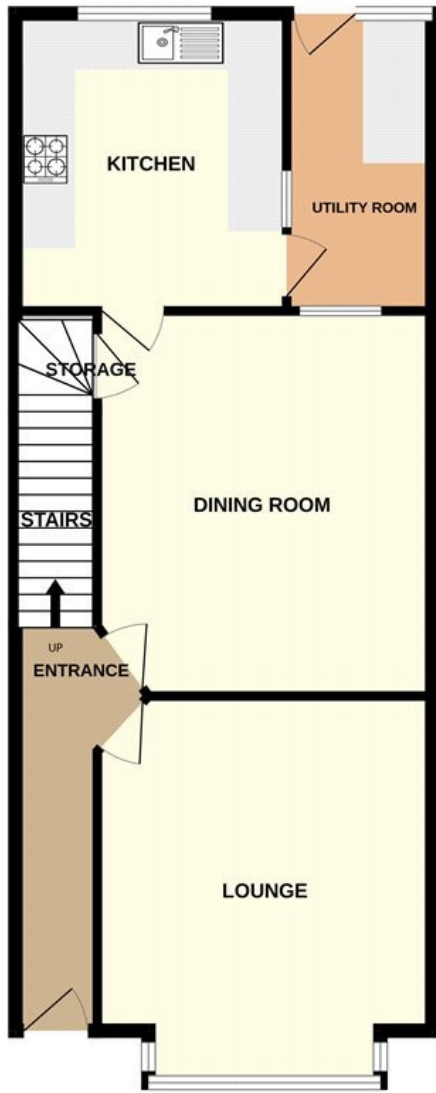
Exterior: -

Rear garden: - A good size garden with a raised decking area which leads onto the remainder of the garden which has been mainly laid to lawn. Outside water tap, at the rear of the garden is a decked area with garden shed.

The front of the property has been blocked paved.



GROUND FLOOR

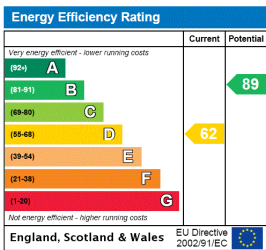


1ST FLOOR



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.
Made with Metropix ©2023

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



Leigh On Sea | 01702 470625 | leighonsea@winkworth.co.uk

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.