



WESTERN APPROACHES, ESSEX, SS2
GUIDE PRICE £325,000 - £350,000 FREEHOLD

THREE BEDROOM FAMILY HOME WITH NO ONWARD CHAIN

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

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

Winkworth are pleased to offer for sale with NO ONWARD CHAIN this three bedroom semi-detached house within close distance to local shops, Heycroft Primary school and bus routes.

The accommodation consists of entrance hallway, lounge/diner and modern kitchen with space for appliances.

The first floor has three well-proportioned bedrooms and a family bathroom suite.

The property further benefits from Gas Central Heating and double-glazed windows. Externally there is off street parking for several cars to the front a good-sized rear garden giving direct access to garage in block and parking to the rear.

ACCOMMODATION: Approached UPVC Glazed Door.

LOUNGE/DINER: 12' 3" x 24' 6 (maximum measurement)" (3.73m x 7.47m)

Double glazed window to front aspect, new fitted carpet, fireplace, wall mounted lights, radiator

French doors to rear aspect, new fitted carpet, pendant light fitting.

KITCHEN: 7' 6" x 11' 5" (2.29m x 3.48m)

Double glazed door leading to garden, double glazed window to rear and side aspect, tiled flooring, tiled splashback's, fitted with a range of floor and wall mounted cupboards and drawers, inset oven and hob with extractor over, inset sink & drainer, space for washing machine, space for freezer, fridge to remain.

FIRST FLOOR ACCOMMODATION:

BATHROOM

Obscure double-glazed window to rear aspect, new vinyl floor covering, tiled walls, three-piece bathroom suite comprising bath with shower over, low level WC, washbasin inset into vanity storage unit.

MASTER BEDROOM: 8' 8" x 15' 3 (2.64m x 4.65m)

Double glazed window to front aspect, new fitted carpet, pendant light fitting, radiator.

BEDROOM TWO: 9' 2" x 9' 2" (2.79m x 2.79m)

Double glazed window to rear aspect, new fitted carpet, pendant light fitting, radiator.

BEDROOM THREE: 6' 5" x 9' 7 (maximum measurement)" (1.96m x 2.92m)

Double glazed window to front aspect, new fitted carpet, pendant light fitting, radiator.

REAR GARDEN:

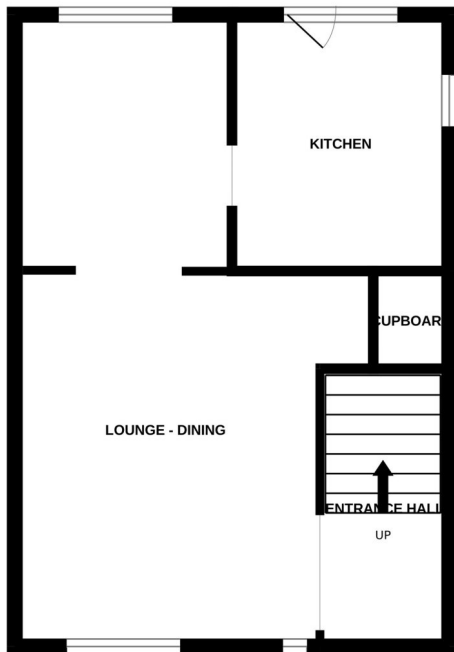
Patio to immediate fore. Remainder laid to lawn with Rear gate giving access to alleyway leading to garage and parking. Outside water tap. Side gate giving access to front of property.

FRONT GARDEN:

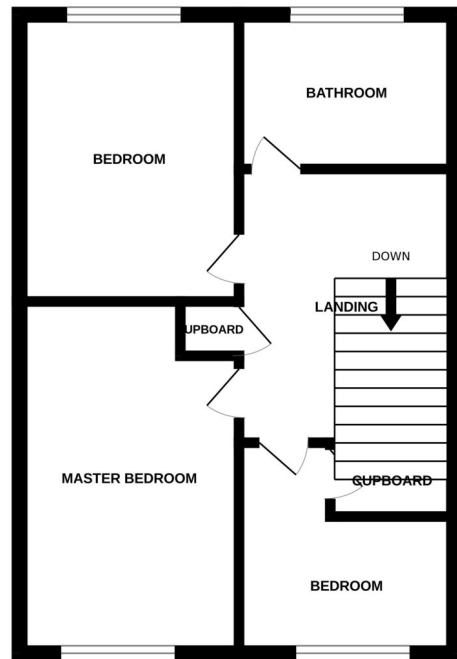
Block paved driveway with parking for several cars.



GROUND FLOOR

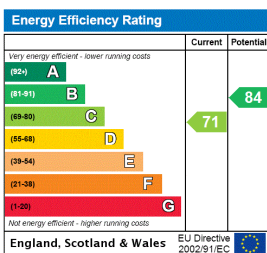


1ST FLOOR



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.

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.