



**Carlton Avenue, Westcliff-On-Sea
Essex, SS0 0QN**

£330,000

appointmoor



Carlton Avenue, Westcliff-On-Sea Essex, SS0 0QN

£330,000 | Freehold

- Semi detached
 - Three Bedrooms
 - Completely refurbished
 - New Kitchen/diner
 - New bathroom
 - Great location
 - No onward chain
 - Front & Rear Gardens
 - Garage
 - Off street parking
-

PRICE REDUCED! Appointmoor Estates welcomes to the market this 3 bedroom semi-detached family home. The property has been completed refurbished with a brand new kitchen and bathroom included, ready for you to move straight in! The ground floor offers a large living room and a lovely size kitchen dining room perfect for entertaining guests. The upstairs has 2 double bedrooms and a good size single bedroom and a brand new 3 piece bathroom suite with a shower over the bath. The property also benefits from its own garage which is accessed via a shared driveway. Situated in the popular location of Westcliff and within walking distance of both Earls Hall Primary School and Southend High School for boys. Call us now to arrange a viewing!



Entrance Porch

Double glazed UPVC sliding door, further double glazed door leading into hallway

Hallway

Staircase to first floor, under stairs storage cupboard, laminate flooring, radiator

Lounge

13x12 (3.96mx3.66m)

Double glazed front aspect window, laminate flooring, radiator, spotlights

Kitchen/diner

18'1x10'11 (5.51mx3.33m)

Double glazed sliding door leading on to rear garden, double glazed window to rear. Modern fitted kitchen with base units and matching eye level units. Rolled edge work surfaces, ceramic tile splash backs, inset stainless steel sink and drainer with mixer tap. Integrated appliances. Laminate flooring and spotlights.

Bedroom 1

13'1x11'9 (3.99mx3.58m)

Double glazed front aspect window, radiator

Bedroom 2

11x9'1 (3.35mx2.77m)

Double glazed window to rear, radiator

Bedroom 3

8'1x6'5 (2.46mx1.96m)

Double glazed window to front, radiator



Bathroom

8x7'7 (2.44mx2.31m)

Obscure double glazed window to rear, fully tiled walls and floor. Modern bathroom suite with inset wash basin vanity unit with mixer tap, low level push flush WC, panelled bath with overhead shower.

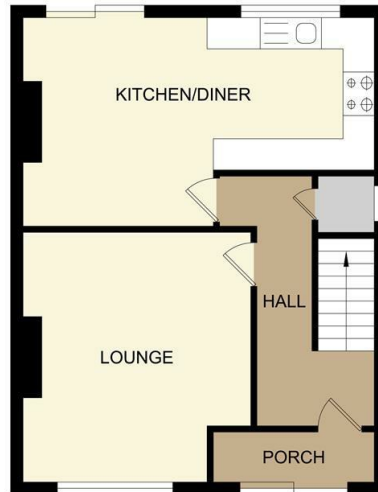
Rear Garden

Patio area leading on to lawn. Boundary fences, gated side access, garage access, outside light and tap. Un-overlooked.

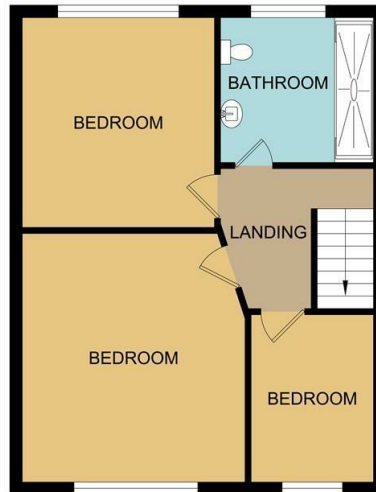
Front Garden

Shared driveway with off street parking, leading to garage at rear and a pathway to the front door





Ground Floor
Approximate Floor Area
450.79 sq. ft
(41.88 sq. m)



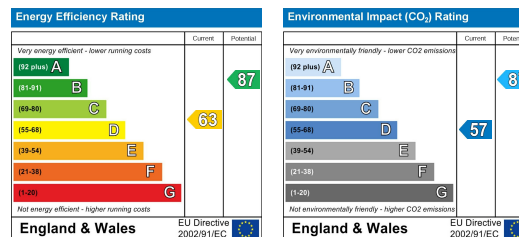
First Floor
Approximate Floor Area
450.79 sq. ft
(41.88 sq. m)

Total Approximate Floor Area
901.58 sq. ft
(83.76 sq. m)

DRAFT PARTICULARS AWAITING APPROVAL

AGENTS NOTES: Appointmoor Estates Ltd as our Vendors Agents have endeavoured to check the accuracy of these sales particulars, but however, can offer no guarantee. We therefore must advise any prospective purchaser employ their own, independent experts to verify the statements contained herein. Floor plans are not to scale and only provide an indication of the layout. All measurements are approximate and should not be relied upon. No equipment, utilities, circuits or fittings have been tested.

VIEWINGS: BY APPOINTMOOR ESTATES ONLY



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