



Silverdale Avenue, Westcliff on sea

CHAIN FREE: Castle Estate Agents are pleased to offer FOR SALE this large 3 DOUBLE BEDROOM semi-detached BUNGALOW set on this quiet road in the heart of Westcliff within easy walking distance to local shops and all bus routes, this property has many benefits including a CONSERVATORY.

- 3 Bedrooms
- Conservatory
- Double glazed
- Walk to local shops
- Gated side access
- Semi-detached
- Chain free
- Gas central heating
- Walk to all bus routes
- 2 x large brick built sheds

£259,995 Freehold

Front aspect

Paved front, mature shrub borders, outside light, gated side access, double glazed double doors with leaded glass insets to:



Porch

Power pints, decking, double glazed door and side panel window to:

Inner hallway

Doors to all rooms, loft access, picture rail, dado rail, storage cupboard, radiator, telephone point.

Lounge 13'2" by 10'5" (4m 1cm x 3m 18cm)

Ceiling rose, coving, picture rail, power points, tv point, radiator, double glazed French doors to the rear aspect, cast iron feature fire place with gas fire inset.



Kitchen 10'7" by 9'7" (3m 23cm x 2m 92cm)

double glazed windows to the rear and side aspect and door to rear aspect, coving, ceiling rose, eye level and base level units, fully tiled, roll top work surfaces incorporating a stainless steel sink with mixer taps, radiator, power points, wall mounted boiler, space for washing machine and fridge freezer.



Conservatory 16'4" by 6'3" (4m 98cm x 1m 90cm)

double glazed French doors to the rear aspect and window to 3 sides, tv point and wall mounted lights.



Bedroom 1 14'0" by 11'7" (4m 27cm x 3m 53cm)

Double glazed bay window to the front aspect, radiator, ceiling rose, coving, picture rail, power points, fitted wardrobes.

Bedroom 2 13'0" by 11'7" (3m 96cm x 3m 53cm)

Double glazed bay window to the front aspect, radiator, ceiling rose, coving, dado rail, picture rail, power points, tv point.



Whilst we endeavour to make our sales particulars as accurate and reliable as possible, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order or have been inspected by ourselves. Please be advised that some of the particulars may be awaiting vendor approval. Please contact us should you have any queries and we will try our utmost to assist.

Bedroom 3 11'8" by 7'8" (3m 56cm x 2m 34cm)

Double glazed French doors to the rear aspect, radiator, ceiling rose, coving, picture rail, power points,



Bathroom

Coving, fully tiled, 2 x storage cupboards, double glazed frosted windows to the side aspect, 3 piece White suite comprising of a low level flush toilet, hand wash basin, panel enclosed bath with wall mounted mains sower over.



Rear garden

Approx 30ft, paved patio area, decking area, gated side access, mature shrub borders, 2 x large brick built sheds.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E	37	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		50
(21-38) F	26	
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



Whilst we endeavour to make our sales particulars as accurate and reliable as possible, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order or have been inspected by ourselves. Please be advised that some of the particulars may be awaiting vendor approval. Please contact us should you have any queries and we will try our utmost to assist.