



Queen Annes Mews, Westcliff on sea

FIRST TO SEE WILL BUY: Castle Estate Agents are pleased to offer FOR SALE this completely refurbished rarely on the market One bedroom terraced bungalow situated in this quiet location close to Southend hospital and A127, this property has many benefits including, OWN REAR GARDEN.

- One bedroom
- Completely refurbished
- First to see will buy
- Gas central heated
- Chain free
- Terraced bungalow
- Beautifully finished
- Double glazing
- Own rear garden
- New carpets throughout

£245,000 Freehold

Front aspect

Double glazed sliding door and side panel window with new blinds, Paved front garden, shrub borders, communal parking.

Porch

Tiled flooring, double cupboard housing a new wall mounted boiler and meters, lighting, double glazed door with frosted glass inset to:



Inner hallway

Doors to all rooms, new carpets, coving, radiator, large cupboard, power points telephone point.

Lounge 16'0" by 11'0" (4m 88cm x 3m 35cm)

Double glazed sliding doors to the rear aspect, coving, radiator, power points, tv point, new carpets, new blinds.



Kitchen 11'0" by 9'0" (3m 35cm x 2m 74cm)

Double glazed window to the front aspect, new eye level and base level high gloss units, roll top work surfaces, stainless steel 11/4 bowl sink and single drainer with mixer taps, integral fridge freezer and washing machine, 4 ring ceramic hob, under oven and over extractor fan, tiled splash, down lighters, power points, large storage cupboard, new flooring.



Bedroom 11'7" by 10'0" (3m 53cm x 3m 5cm)

Double glazed sliding doors to the rear aspect, new carpets, power points, coving, double walk in wardrobe, radiator, new blinds.



Bathroom


Newly fitted 4 piece White suite comprising of a low level flush toilet, hand wash basin in vanity unit with mixer taps, panel enclosed bath with mixer taps, double shower cubicle with wall mounted mains shower, fully tiled, heated towel rail, down lighters, Double glazed frosted window to the front aspect.




Rear garden

Approx 35ft, which will be completely re turfed, paved patio area, outside tap.

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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	46	
(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		76
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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