



Colemans Avenue, Westcliff on sea

EARLS HALL PRIMAERY SCHOOL CATCHMENT: Castle Estate Agents are pleased to offer FOR SALE this 2 double bedroom semi-detached bungalow set in this SOUGHT AFTER LOCATION within easy walking distance to local shops, BUS ROUTES and SOUTHEND HOSPITAL, benefiting from a new boiler and kitchen.

- 2 Double bedrooms
- Off street parking
- Double glazing
- Sought after location
- Quick access to A127
- Semi-detached bungalow
- New boiler
- Gas central heating
- Earls Hall Primary School
- New kitchen

£289,995 Freehold

Front aspect

Mainly hard standing to provide off street parking for two vehicles with outside light and hardwood door with frosted glass insets to:

Inner hallway

Coved ceiling, loft access, heating thermostat, radiator, fitted carpet, power points, doors to all rooms, Good sized loft with potential to extend subject to planning permission.

STORAGE CUPBOARD (Formerly a separate WC):

Double glazed obscure window to side aspect, tiled walls, extractor fan. (Would easily convert back into a separate wc) .

Lounge 16' 2" by 11' 8" (4m 93cm by 3m 56cm), (I)

Double glazed sliding patio doors leading to garden, coved ceiling, two wall light points, feature wooden fire surround with gas fire, television point, telephone point, fitted carpet, radiator.

Kitchen 10' 4" by 9' 8" (3m 15cm by 2m 95cm), (I)

Double glazed door leading to garden, double glazed obscure window to side aspect, range of matching base and eye level units with complementary rolled edge work surface, one and a half bowl stainless steel sink with chrome mixer tap, tiled splashbacks, space for gas cooker with stainless steel extractor fan above, plumbed for automatic washing machine, space for fridge and freezer, inset spotlighting, extractor fan, radiator, telephone point, laminated wood flooring, coving.

Bedroom 1 14' by 9' 5" (4m 27cm by 2m 87cm), (I)

Double glazed bay window to front, coved ceiling, built-in double sliding door wardrobe, radiator, fitted carpe, power points.

Bedroom 2 11' 4" by 12' 6" (3m 45cm by 3m 81cm), (I)

Double glazed window to front, coved ceiling, built-in three mirrored sliding door wardrobe to one wall, radiator, fitted carpet, 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.

Shower room 8' by 6' 6" (2m 44cm by 1m 98cm), (I)

Double glazed obscure window to side aspect, 3 piece suite comprising of corner shower cubicle with wall mounted mains shower, low level wc, pedestal wash hand basin with chrome mixer tap, heated towel rail, radiator, inset spotlighting, part tiled walls, vinyl tile effect flooring, extractor fan.

Rear garden

40ft Approx backing onto school fields. Commencing with paved patio area, remainder laid to lawn, pathway leading to greenhouse and shed, flower and shrub borders, outside security light, outside tap, gated side access, double power socket.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		88
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		87
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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