



**HAIR & SON**  
THE ESTATE OFFICE

## West Road

Westcliff-On-Sea

- 3/4 Bedrooms
- 2 Reception Rooms
- Car Parking Space
- Upvc Double Glazing

## £1,000 pcm

A Modern 3/4 Bedroom House Featuring Lounge, Dining Room/Bed Four, New Kitchen, New Bathroom/Wc, Upvc Double Glazing, Radiator Heating, Available Immediately, Immaculate Throughout, Car parking Space, No Smokers, Part DSS Considered, No Pets.





Wood effect uPVC street door leading into an entrance porch with further wooden door leading into:

**LOUNGE**

16' 5" x 11' 9" (5m x 3.58m) White uPVC double glazed window to front, two ceiling light points, smoke detector, radiator, power points, under stairs storage cupboard, doors leading to

**DINING ROOM/BEDROOM FOUR**

10' 1" x 6' 2" (3.07m x 1.88m) White uPVC double glazed window to rear, ceiling light point, radiator, power points



### **KITCHEN**

10' 10" x 9' 6" (3.3m x 2.9m) White uPVC double glazed door and matching window to rear leading to exterior, ceiling light point, power points, radiator, fitted in a range of modern ground and wall mounted units with contrasting roll edged work tops, built in oven with four ring hob and extractor fan over, wall mounted gas boiler serving both domestic hot water and heating systems, single bowl single drainer stainless steel sink with mixer tap and storage cupboard under, space and plumbing for an automatic washing machine, vinyl flooring.



### **STAIRS TO FIRST FLOOR LANDING**

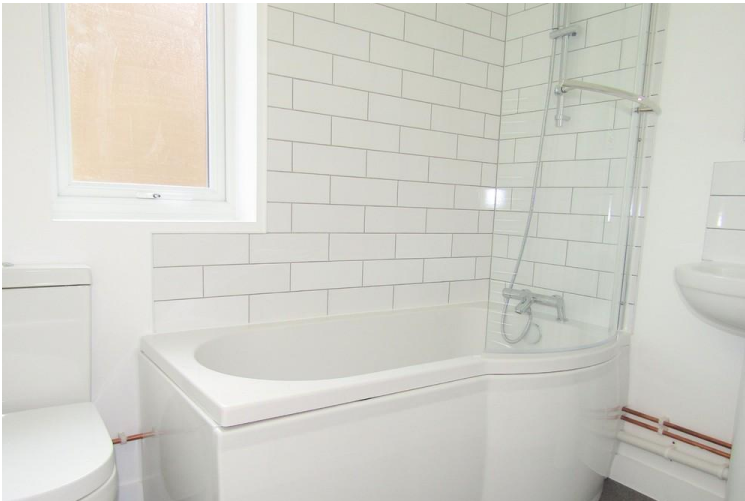
Two ceiling light points, smoke detector, access to loft space, radiator, power points, doors leading to.

### **BEDROOM ONE**

Whit uPVC double glazed window to rear, ceiling light point, radiator, power points.

### **BEDROOM TWO**

13' 6" x 7' 7" (4.11m x 2.31m) White uPVC double glazed window to front, ceiling light point, power points, radiator.



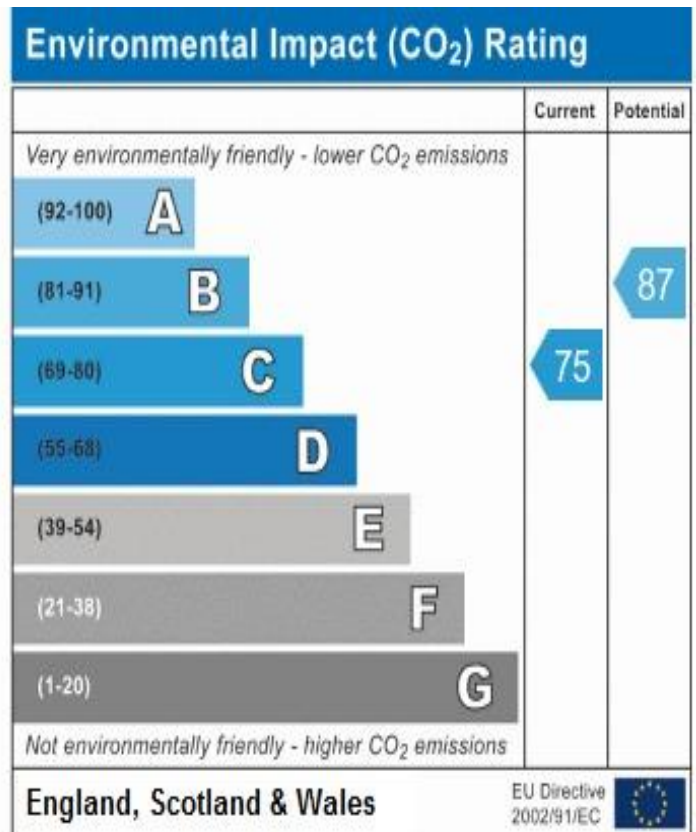
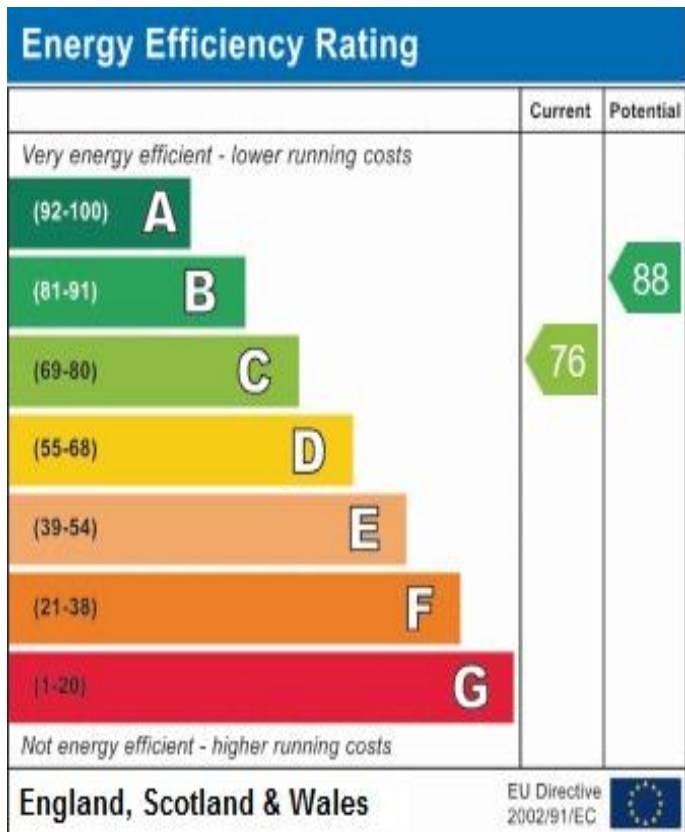
### **BEDROOM THREE**

8' 8" x 8' 0" (2.64m x 2.44m) White uPVC double glazed window to front, ceiling light point, radiator, power points.

### **BATHROOM/WC**

White uPVC obscure double glazed window to rear, ceiling light point, white suite comprising of a panelled bath with mixer tap and shower attachment over with glazed splash screen, pedestal wash hand basin and low flush wc, tiled splash backs, vertical chrome coloured radiator, vinyl flooring.

These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.



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