



**Ramuz Drive**  
Westcliff-On-Sea SS0 9JN

**Auction Guide £235,000 Freehold**





**Location**

**ACCOMMODATION:**

**Entrance Hall**

**Lounge:**  
14'8 into bay x 11'1

**Dining Room:**  
14'8 x 9'9 max

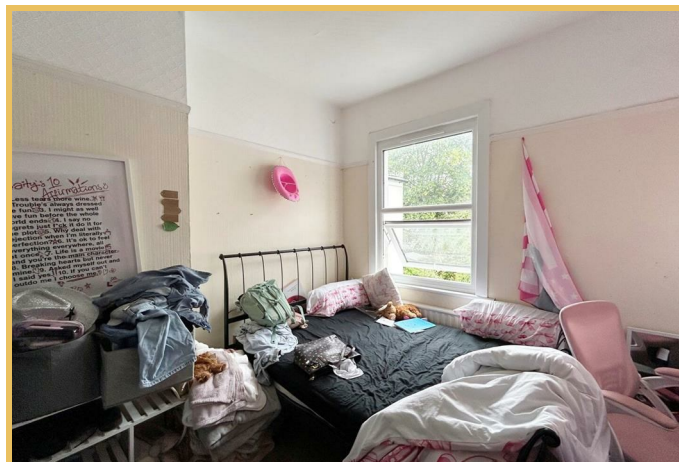
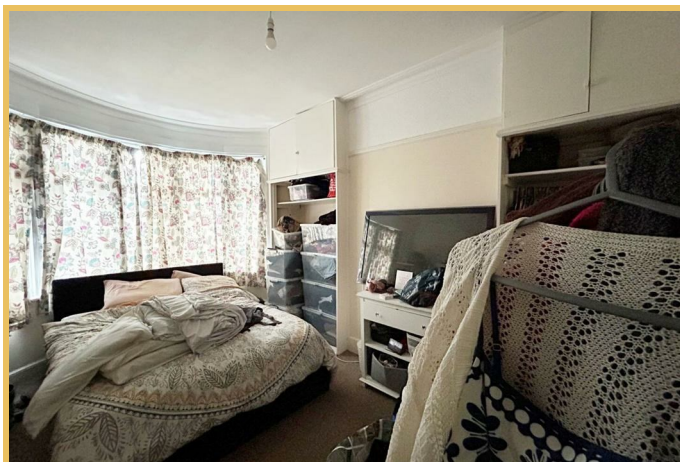
**Kitchen:**  
11'1 x 10'  
- open plan to :

**Utility / Storage Area:**  
6'1 x 5'7

**First Floor Landing:**

**Bedroom One:**  
14'8 into bay x 9'5

**Bedroom Two:**  
10' x 10'6 max



**Bedroom Three:**

9'8 max x 8'4

**Bedroom Four:**

8'5 x 5'8

**Bathroom / W/c**

**Externally:**

**Outside W/c**

**Rear Garden with Storage Shed**

**TENURE:**

Freehold

**TENANCY:**

The property is currently tenanted and is to be sold with the tenant in situ

**ENERGY PERFORMANCE RATING:**

D

**VIEWING:**

Strictly by appointment with the Auctioneers

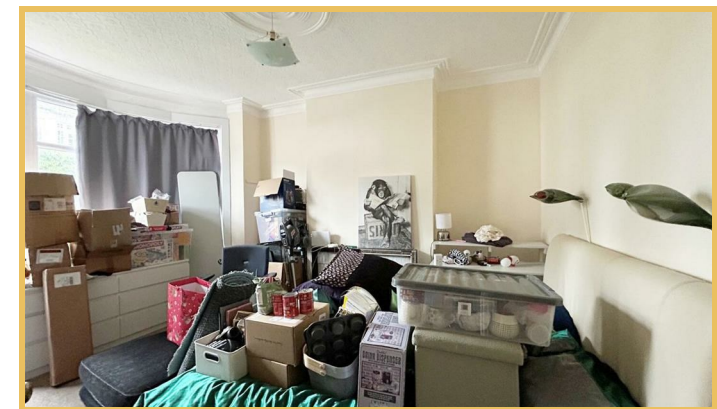
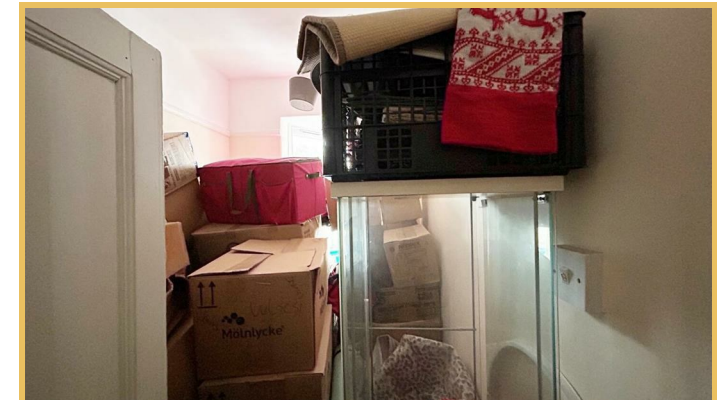
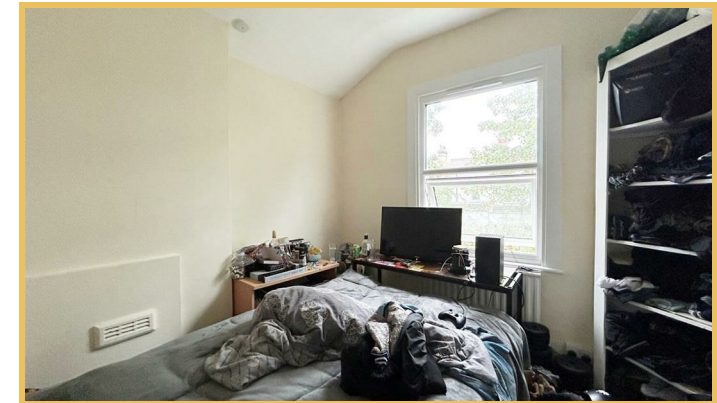
**IMPORTANT NOTICE:**

Please note that we have been informed that an Improvement Notice has been placed on the property by Southend on Sea City Council. Please

refer to the legal pack for full details and a copy of the notice

**RENT RESERVED:**

We understand that the tenants are currently paying a rent of £825pcm which is considered to be below current market value



Local Authority  
Council Tax Band **C**  
EPC Rating **D**



**Sales Office**  
190 London Road  
Southend-On-Sea  
Essex  
SS1 1PJ

**Contact**  
01702 34 11 77  
<https://hairandson.co.uk/>

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.