



Hornby Avenue, Westcliff-on-Sea

Price Guide £285,000 Freehold

- Two bedrooms
- Large Garage to the rear
- Off road parking for two cars
- Two reception rooms and lean-to
- Perfect for first time buyers or investors
- Semi-Detached house
- Approx 70ft rear garden
- In need of modernisation
- Close to Southend Airport, Southend Hospital and good local schools
- No onward chain





Hair & Son are pleased to bring to market this two bedroom semi-detached home with an approx 70ft rear garden, a garage that measures 23'6 x 13'0, and off road parking via a driveway to the front that can fit two cars.

The ground floor accommodation comprises of the living room to the front, an open plan kitchen and dining area. Additionally you have a sizeable lean-to to the rear that features two store cupboards and a back door that allows for side access, off of this room you also have a room that could be used as a study.

On the first floor you have two well proportioned bedrooms and the family bathroom.

Externally the garden measures approximately 70ft, and features a large garage that could be accessed to from the road behind. This space can be used for parking as well as storage.

This property would be great for those seeking their first family home or for those who are looking for something to put their own stamp on.

The property is positioned close to a wealth of amenities and travel links. The nearby Southend Airport Train Station provides direct access into Central London with nearby bus networks linking the property to surrounding towns. A selection of sought after schools are also close by. Other local amenities include Southend University Hospital, Priory Park and Grammar Schools.

Offered to the market with vacant possession, therefore no onward chain.

Hallway

Lounge

12'3 x 11'2

Kitchen/dining room

17'4 x 9'9

Lean-to

15'2 x 9'9

Study

8'7 x 4'9

Landing

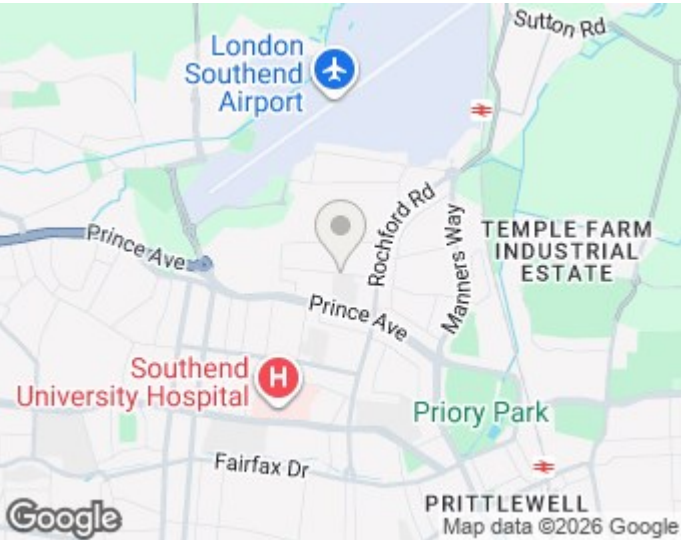
Bedroom 1
14'1 x 10'7

Garden

Bedroom 2
11'1 x 9'8

Garage

Bathroom

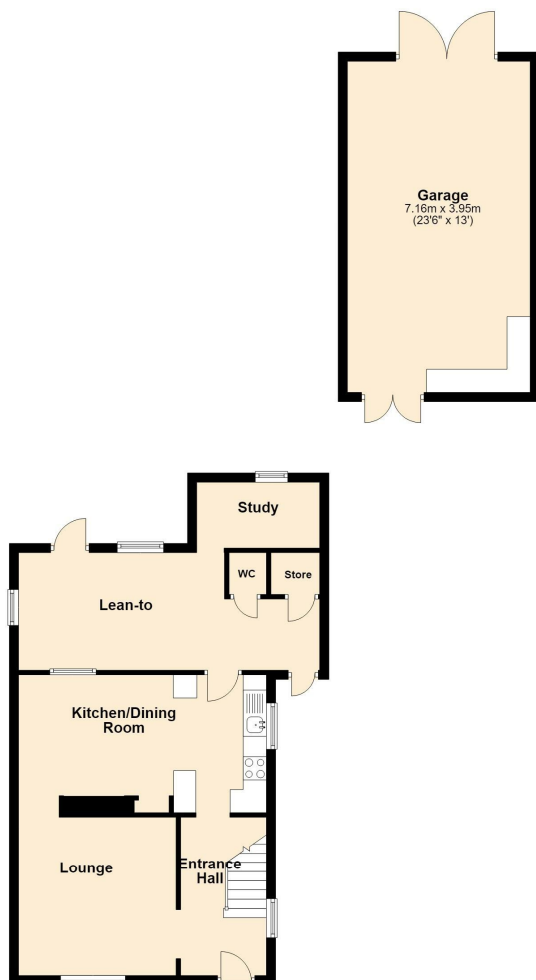


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

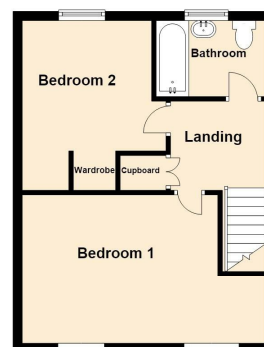
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Local Authority **Southend-on-Sea**
Council Tax Band **B**
EPC Rating **D**

Ground Floor
Approx. 84.2 sq. metres (906.3 sq. feet)



First Floor
Approx. 36.6 sq. metres (394.4 sq. feet)



Total area: approx. 120.8 sq. metres (1300.7 sq. feet)

Sales Office

190 London Road, Southend-On-Sea,
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Contact

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<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.