



## Springfield Drive , Westcliff-on-Sea SS0 0RA

- End Terrace House
- In need of modernisation throughout (including double glazing and gas central heating)
  - Walking distance to Southend Hospital
  - Two reception rooms
- Three Bedrooms
- Great size rear garden
- Great location near well regarded local schools
- No onward chain

**£295,000 Freehold**



**Location**

**Entrance Hall**

13'5 x 5'10

**Lounge**

13'6 x 12'9

**Kitchen**

9'6 x 8'7

**Dining Room**

8'3 x 7'9

**Landing**

7'4 x 6'8



**Bedroom 1**

13'7 x 10'4

**Bedroom 2**

10'4 x 8'7

**Bedroom 3**

9'6 x 7'2



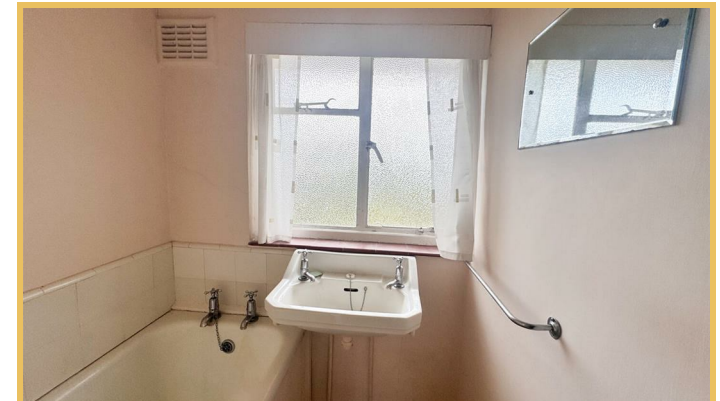
**Bathroom**

W/C

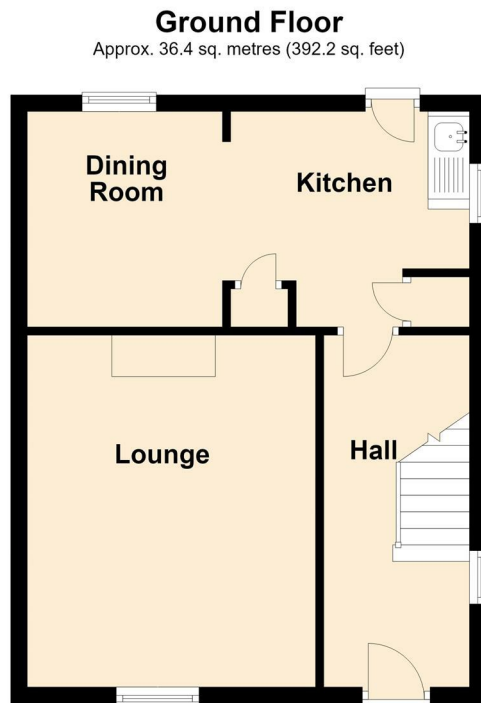
Rear garden

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.

EPC - TBC



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



Total area: approx. 74.2 sq. metres (798.2 sq. feet)

**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.

