

## **15 Midhurst Avenue, Westcliff-on-Sea, SS0 0NP**

We are delighted to offer for sale this newly refurbished three bedroom semi-detached bungalow, which is situated in a highly desirable location close to many local amenities, with Southend High School for boys, Southend University Hospital, and Priory Park all within a few minutes walk. The property also benefits from excellent transport links to London via the A127. Features include master bedroom with en-suite shower room, brand new kitchen and bathrooms, complete new gas central heating system including gas boiler, new carpets and flooring throughout, and ample off-road parking. Keys held for viewings.



**£425,000 Freehold**

**THREE BEDROOM BUNGALOW**

**MODERN KITCHEN & BATHROOMS**

**NEW CARPETS THROUGHOUT**

**50' REAR GARDEN**

**CLOSE TO LOCAL GRAMMAR SCHOOLS**

**NEWLY REFURBISHED**

**EN-SUITE TO MASTER BEDROOM**

**FULLY DOUBLE GLAZED & GAS CENTRAL HEATING**

**AMPLE OFF-ROAD PARKING**

**CLOSE TO PRIORY PARK AND SOUTHEND HOSPITAL**

Ref: 6848

## ACCOMMODATION COMPRISES;

Approached via part glazed hardwood entrance door with exterior courtesy light into:-

### HALLWAY

Fitted carpet. Radiator. Recessed downlights to ceiling. Access to loft space via extending ladder. Door to:-

**OPEN PLAN LOUNGE/KITCHEN 23' 1" x 12' 7"**  
(7.03m x 3.83m)

### LOUNGE AREA

Fitted carpet. Two radiators. Recessed downlights to ceiling. Double glazed French style doors leading to rear garden.

### KITCHEN AREA

Fitted with white high gloss units to base and eye level, with wood effect work surface. Composite one and a quarter bowl sink unit with mixer tap. Built-in electric oven. Induction hob and stainless steel extractor canopy over. Plumbing for washing machine. Further appliance space. Recessed downlights to ceiling. Double glazed French style doors leading to rear garden.



## BATHROOM

Comprising panelled bath with mixer taps. Vanity unit with inset wash hand basin and mixer taps. Low level w.c. Chrome ladder style radiator. Part tiled walls. Recessed downlights to ceiling. Extractor fan. Opaque double glazed window to side.



## BEDROOM ONE 14' 0" x 12' 0" (4.26m x 3.65m)

Double glazed bay window to front aspect. Fitted carpet. Radiator. Smooth finish ceiling. Door to:-



## EN-SUITE SHOWER ROOM

Comprising tiled shower enclosure with mains shower unit. Vanity unit with inset wash hand basin. Low level w.c. Extractor fan. Recessed downlights to ceiling. Opaque double glazed window to side.

## BEDROOM TWO 12' 9" x 10' 0" (3.88m x 3.05m)

Double glazed window to front aspect. Fitted carpet. Radiator. Smooth finish ceiling.



**BEDROOM THREE 9' 3" x 8' 0" (2.82m x 2.44m)**

Double glazed window to side aspect. Fitted carpet. Radiator. Smooth finish ceiling.



**OUTSIDE**

**REAR GARDEN**

Measuring approximately 50' in length. The majority laid to lawn with raised flowerbeds. Wood panelled fencing to boundaries. Exterior courtesy light. Shingle pathway across the rear of the property extending around to the side, with wrought iron gates. Giving access to:-



**FRONT GARDEN**

There is a large driveway providing ample parking. The remainder of the garden is laid to lawn, and is retained by a dwarf brick wall.

**INFORMATION**

Council Tax Band - C  
EPC - D

**AGENTS NOTE**

The refurbishment included a complete electrical re-wire and was carried out with a view to energy efficiency, with LED lighting, insulated plaster board applied to exterior walls and additional loft insulation

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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### Ground Floor



Total area: approx. 81.9 sq. metres (881.0 sq. feet)

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