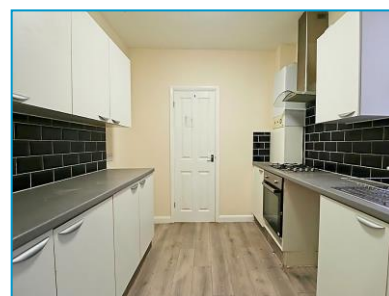




**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Fairfax Drive, Westcliff-On-Sea



Morgan Brookes believe - This spacious terrace home conveniently located close to local amenities, transport links & Southend Hospital would be ideal for first time buyers or growing families. The property benefits from a 23'5 living room, good size rear garden and is being offered with no onward chain.

Our Sellers love – Being so close to all local amenities and a short distance from the Town Centre & Seafront.

Key Features

- Guide Price £280,000 - £300,000.
- Terrace Family Home.
- Three Bedrooms.
- 23'5 Living Room.
- Located Close To Southend Hospital.
- Easy Access To Westcliff Train Station.
- Close To Local Amenities.
- No Onward Chain.
- Call Morgan Brookes Today!

**Guide Price £280,000 -
£300,000**

Fairfax Drive, Westcliff-On-Sea

Entrance

Wood panelled door to:

Hall

7' 8" x 2' 11" (2.34m x 0.89m)

Stairs to first floor, radiator, opens to:

Living Room

23' 5" x 10' 6" (7.13m x 3.20m)

Double glazed bay window to front aspect, glazed panelled door to rear garden, feature fireplace, radiator, understairs storage area, coving to ceiling, wood effect laminate flooring, opens to:

Kitchen

9' 0" x 8' 9" (2.74m x 2.66m)

Double glazed window to side aspect, fitted range of base and wall mounted units, roll top work surfaces over incorporating 4 point gas hob with extractor over, stainless steel sink & drainer unit, fitted oven, space & plumbing for appliances, splash back tiling, wall mounted Combi boiler, door to:

Ground Floor Shower Room

8' 11" x 3' 9" (2.72m x 1.14m)

Two double glazed windows to rear aspect, corner shower cubicle, wall mounted hand basin, low level WC, stainless steel towel rail.

First Floor Landing

Radiator, ceiling incorporating loft access, carpet flooring, doors to:

Bedroom 1

13' 3" x 12' 5" (4.04m x 3.78m)

Double glazed bay window to front aspect, radiator, carpet flooring.

Bedroom 2

13' 2" x 8' 8" (4.01m x 2.64m)

Double glazed window to rear aspect, radiator, wood effect laminate flooring.

Bedroom 3

10' 6" x 7' 11" (3.20m x 2.41m)

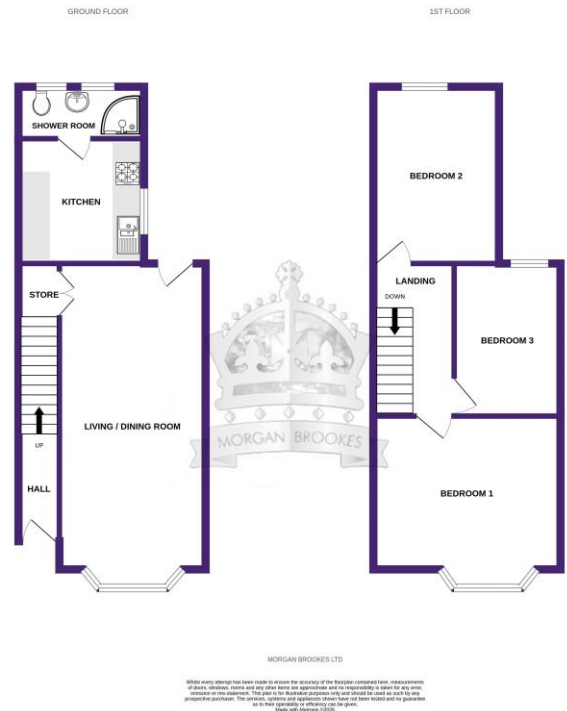
Double glazed window to rear aspect, radiator, wood effect laminate flooring.

Rear Garden

Path surrounding the property, the remainder being laid to lawn.

Front Of Property

Paved with low boundary wall, gated access.



Local Authority Information
Southend-on-Sea City Council
Council Tax Band: B

01268 755626

morganbrookes.co.uk

Guide Price £280,000
- £300,000

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

We can refer sellers and buyers to our recommended panel of conveyancers. It is your decision whether you choose to deal with our recommended conveyancers. Should you decide to use our recommended conveyancers you should know that we receive a referral fee between £100.00 & £300.00 from them for recommending you to them.