



INVERNESS AVENUE, ESSEX, SS0  
GUIDE PRICE **£400,000 - £425,000** FREEHOLD

## CHARACTER THREE BEDROOM SEMI DETACHED HOUSE WITH WEST BACKING GARDEN

Leigh On Sea | 01702 470625 | leighonsea@winkworth.co.uk

**Winkworth**

for every step...

*winkworth.co.uk*



**DESCRIPTION:**

Winkworth Estate Agents are delighted to welcome to the market this beautiful three bedroom semi-detached house offering spacious living accommodation.

The property retains much of the original character with high ceilings, period fireplaces and feature bay windows. There is also gas fired heating.

This striking property enjoys a west backing garden with patio and lawn area to make a perfect out door entertaining area, while the separate lounge and rear dining room provide ample reception space.

Upstairs are three bedrooms, two being large double rooms and a luxury bathroom.

This excellent property further benefits from a generous entrance hall, uPVC double glazing, a combination gas central heating system and is conveniently located within easy reach of Westcliff and

Southend High schools, local amenities, plus Southend Hospital.

Lounge 13'2 x 13'1

Feature bay window to front. Fitted carpet. Ornate mouldings. Feature fireplace.

Dining Room 13' x 9'11

French doors to rear. Feature period fireplace Oak flooring. radiator.

Kitchen 11'9 x 5'11

Two windows to side. Fitted with a range of floor and wall mounted cupboards and drawers. Inset sink unit. Ceramic flooring. Integrated dishwasher. Electric oven and five burner gas hob.

Breakfast Room 12' x 8'9

French doors leading directly out to the patio. Built in bespoke shelving and storage. Oak flooring. Feature period fireplace.

Bedroom One 13'1 x 12'6

Bay window to front. Radiator. Built in wardrobes. Fitted Carpet.

Bedroom Two 13'4 x 12'6

Window to rear. Feature fireplace. Built in wardrobes.

Bedroom Three 9'4 x 6'7

Window to front. Radiator. Fitted carpet.

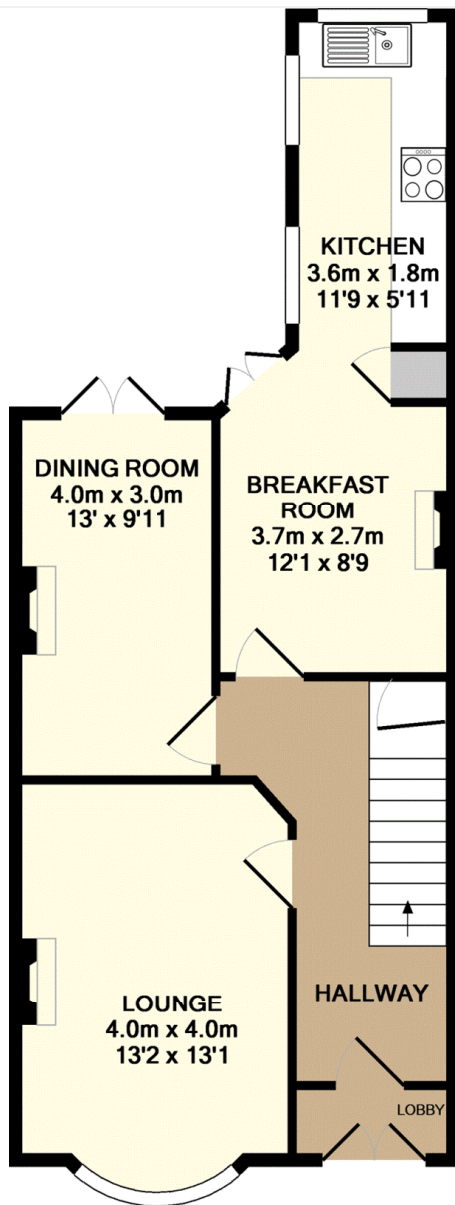
Bathroom

A spacious room with W.C. Hand basin and free-standing Victorian style claw foot bath with shower above. Ceramic tiling to walls.

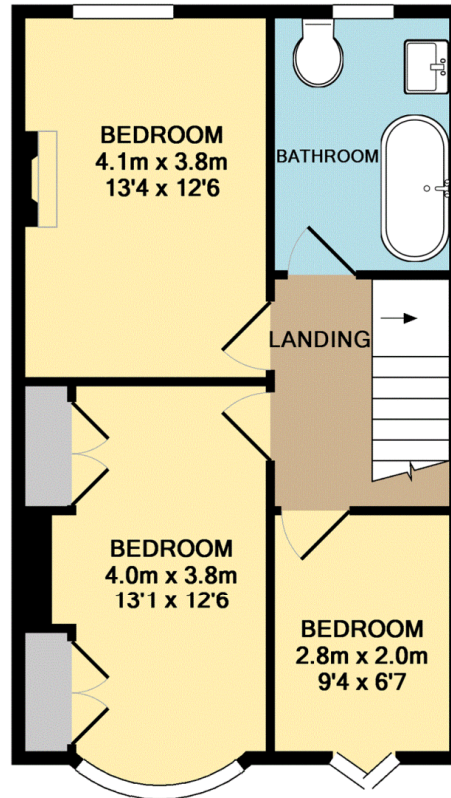
Garden

A mature and well-appointed garden with patio / entertaining space. Lawn and shrub beds.





GROUND FLOOR



1ST FLOOR

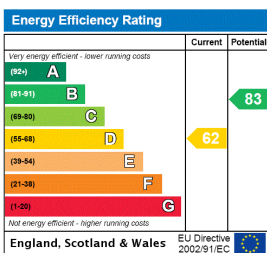
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
Made with Metropix ©2018

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

**Tenure:** Freehold

**Council Tax Band:** TBC

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



Leigh On Sea | 01702 470625 | leighonsea@winkworth.co.uk



for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.