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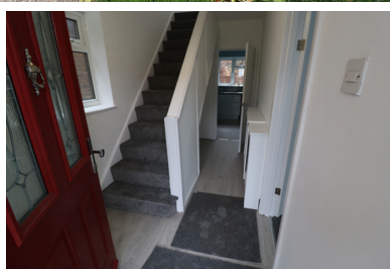
www.elliottandsmith.co.uk

Elliott and Smith Partnership

57 High Street

Rayleigh

Essex SS6 7EW

SALES.
LETTINGS.
ADVICE.

Charles Close, WESTCLIFF-ON-SEA

£1,600 pcm

*** ELLIOTT & SMITH *** Offer to let, this 3 bedroom MODERNISED FAMILY HOME with large garden and situated close to Schools, Southend Hospital, Airport & Road links. The property benefits from a NEWLY FITTED KITCHEN DINER, newly laid carpets and wood laminate flooring to most rooms! Income levels required = £51,000p/a +. Available now!

- THREE BEDROOMS
- NEWLY INSTALLED KITCHEN DINER
- LARGE GARDEN WITH SOUTH & WEST ASPECTS
- LOCATED NEAR TO SOUTHEND HOSPITAL
- NEAR TO LOCAL SCHOOLS & TRANSPORT
- DOUBLE GLAZED
- GAS CENTRAL HEATING
- MODERNISED THOUGHOUT WITH MAJORITY NEW FLOORING
- ROAD LINKS FOR A127

ENTRANCE HALL

LOUNGE

13' 1" x 12' 7" (3.99m x 3.84m)

KITCHEN DINER

18' 10" x 8' 9" (5.74m x 2.67m)

LANDING

BEDROOM ONE

11' 7" x 9' 9" plus door recess (3.53m x 2.97m)

BEDROOM TWO

11' 2" x 9' 1" (3.40m x 2.77m)

BEDROOM THREE

8' 9" x 7' 11" (2.67m x 2.41m)

BATHROOM

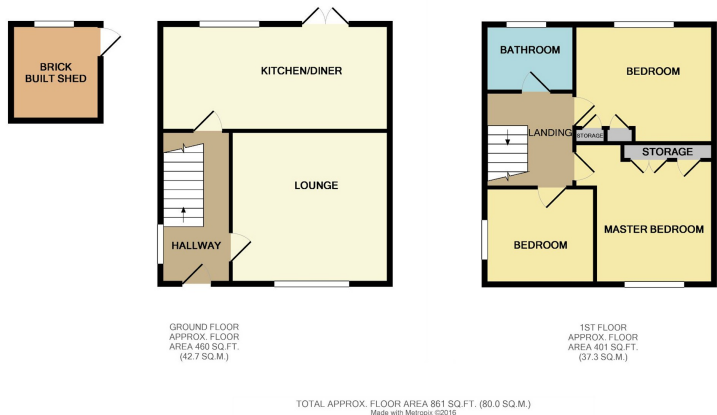
Fully tiled bathroom. UPVC double glazed window to rear aspect. Panelled bath with mixer shower over. Pedestal wash basin. Push flush WC. Wall mounted panelled radiator.

LARGE GARDEN

Wedge shaped garden. Timber fenced boundaries and side access from front. Mainly laid to lawn. Large brick built storage shed measuring 7' 11" x 7' 4" (2.41m x 2.24m).

COUNCIL TAX BAND B

SOUTHEND COUNCIL



VIEWING ARRANGEMENTS
Viewing is strictly by appointment only through Elliott and Smith Partnership.

DISCLAIMER PROPERTY DETAILS
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.