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71 FAIRHAVEN AVENUE, WEST MERSEA

£329,000



**3 BEDROOMS
20'9 SITTING ROOM**

DINING ROOM

16'10 KITCHEN

CLOAKROOM

FAMILY BATHROOM

REFURBISHED EN SUITE

OIL HEATING

DOUBLE GLAZED

15' GARAGE

80' GARDEN

NEWLY DECORATED

CLOSE TO THE BEACH

A former five bedroom semi detached Edwardian property converted to three spacious double bedrooms.



PROPERTY DETAILS

Double glazed entrance door with double glazed sidelights to each side to:

Entrance Lobby

Door to:

Sitting Room 20'9 (to under-stairs) x 14 (narrowing to 10'11)

Double glazed bay window to front. Multi burner with Yorkstone display plinths. Stairs to first floor. Radiator.

Cloakroom

Double glazed window to side. Close coupled w/c. Wash hand basin. Radiator.

Kitchen 16'10 x 9'4

Double glazed window to rear. Double glazed door to garage. Range of fitted units & cupboards. Electric cooker point with extractor over. Plumbing for washing machine & dishwasher. Stainless steel sink. Tiled surrounds. Radiator. Archway to:

Dining Room 12'9 x 10'10

Double glazed french doors to garden. Oil boiler. Radiator.

Landing

Airing cupboard. Loft access. Radiator.

Bedroom One 18'8 x 12'8 (narrowing to 9'11)

Two double glazed windows to front. Range of wardrobes with mirrored doors. Two radiators.

En Suite

Double glazed window to side. Shower cubicle with power shower. Close coupled w/c. Wash hand basin. Tiled surrounds. Wall mounted electric heater.

Bedroom Two 12'9 x 9'8

Double glazed window to rear. Radiator.

Bedroom Three 10'9 x 9'5

Double glazed window to rear. Wardrobe. Radiator.

Bathroom

Double glazed window to side. Panelled bath. Wash hand basin with cupboard under. Low flushing w/c. Wood panelling. Radiator.

Outside

Shingle frontage.

Garage 15' x 8'1

Up and over door. Door & window to rear.

Rear Garden 80'

Laid to lawn with good selection of flowers and shrubs. Patio area with feature lighting. Greenhouse. Garden shed. Security outside light. Outside tap.



The photographs are for guidance purposes only, any contents, fixtures and fittings shown are not included unless otherwise stated. Whilst we take every care with the accuracy of the measurements, they should be considered approximate. We have not tested any of the services or appliances. Prospective buyers should independently verify matters referred to in these particulars, and they do not constitute representations of fact or form part of any contract. We do not have any authority to make any representation, claim or warranty in relation to this property.