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ASPIRE



## Lovelace Gardens, Southend-On-Sea Guide price £400,000

- 4 / 5 BEDROOM EDWARDIAN HOUSE
- 2 RECEPTION ROOMS
- OUTBUILDING
- HOME OFFICE
- DOUBLE GLAZING
- 20FT KITCHEN
- ENSUITE BATHROOM TO MASTERBEDROOM
- OFF STREET PARKING
- GAS CENTRAL HEATING
- CLOSE TO LOCAL SHOPS AND AMENITIES

**GUIDE PRICE £400,000 - £425,000. Offered For Sale is this 4/5 Bedroom Edwardian family house. The property has been tastefully converted to add an additional floor providing an abundance of space for all the family. The property also boasts a brick built outbuilding to provide a very useful home office or hobby room. Located close to local shop and amenities and in close proximity to the promenade and Southend high street.**

**DRIVEWAY**

**HALLWAY**

**LOUNGE**

15'6 x 11'7 (4.72m x 3.53m)

**DINING ROOM**

15'7 x 9'1 (4.75m x 2.77m)

**KITCHEN**

20' 2 x 8 (6.10m 0.61m x 2.44m)

**1ST FLOOR LANDING**

**BATHROOM**

**BEDROOM 2**

16'4 x 9'55 (4.98m x 2.74m)

**BEDROOM 3**

14'5 x 10'7 (4.39m x 3.23m)

**BEDROOM 5**

8'67 x 6'3 (2.44m x 1.91m)

**2ND FLOOR LANDING**

**BEDROOM 1**

13'5 x10'9 (4.09m x3.28m)

**ENSUITE SHOWER ROOM**

**BEDROOM 4 / OFFICE**

11' 2 x 9'9 (3.35m 0.61m x 2.97m)

**OUTBUILDING / HOME OFFICE / GYM**

13'91 x 13'8 (3.96m x 4.17m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.