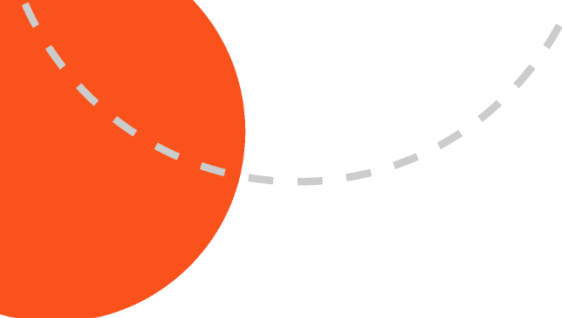




Lovelace Gardens, Southend-On-Sea, Essex, SS2 4NU
3 bed end terraced house / O.I.E.O. £425,000 / t. 01702 555888





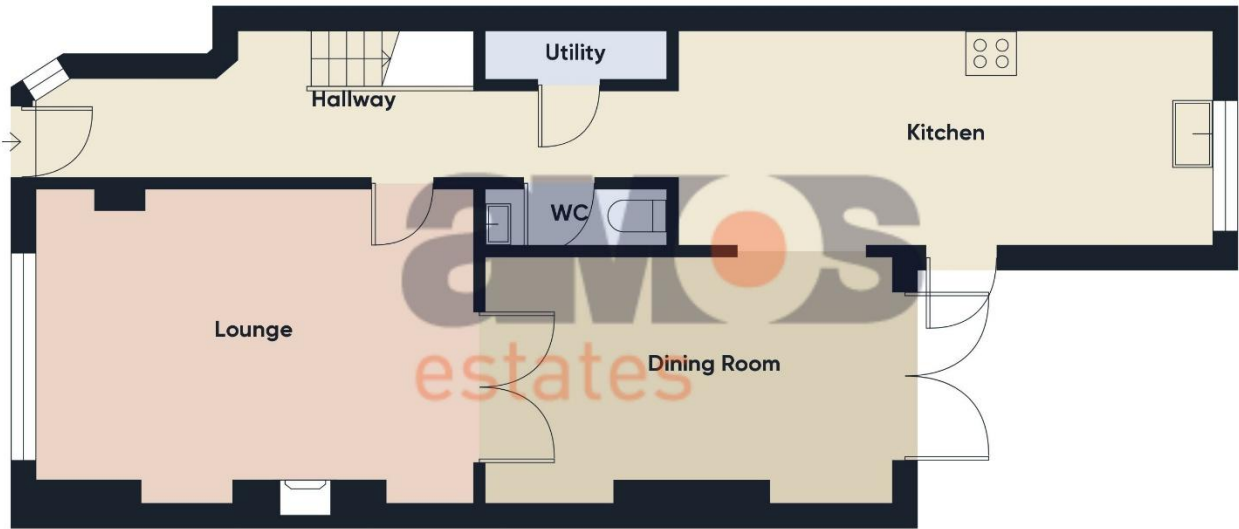
Welcome to this beautifully presented **three bedroom** family home in this popular turning within Southend, meticulously finished to an exceptional standard throughout, this property offers a perfect blend of style, space, and comfort whilst retaining charm and character. Boasting two spacious reception rooms, stunning fitted kitchen, utility and ground floor w.c together with three well proportioned bedrooms and a luxury four piece family bathroom suite to the first floor. Step outside and you'll find a lovely landscaped rear garden measuring approximately 90ft in depth along with off street parking for two vehicles to front.

Situated in the much sought after 'Lovelace Gardens', a highly regarded turning in the heart of Southchurch. This home enjoys close proximity to local shops, schools, and transport links. Southend High Street and the seafront are also just a short distance away. Early viewing is highly recommended to avoid disappointment—this is a home not to be missed!

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First Floor



Floor 1



Approximate total area⁽¹⁾
1108.89 ft²
103.02 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

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Highlights

- / Beautifully Presented Three Bedroom End Terraced House
- / Charm & Character
- / Two Reception Rooms
- / Stunning Fitted Kitchen
- / Utility Room
- / Ground Floor W.C
- / Good Size Bedrooms
- / Luxury Four Piece Bathroom Suite
- / Landscaped Rear Garden Measuring Approximately 90ft
- / Off Street Parking For Two Vehicles
- / Extremely Sought Turning
- / Upvc Double Glazing Throughout
- / Gas Central Heating Via Combination Boiler
- / Close To Transport Links
- / Local Shops, Amenities & Schools Nearby
- / Viewings Advised

Composite entrance door with upvc obscure double glazed window adjacent opening to:

Entrance Hall \ Laminate flooring, underfloor heating, radiator, power points, understairs storage cupboard, carpeted stairs with timber balustrade leading to first floor, smooth plastered ceiling, door leading to lounge and open to kitchen.

Lounge 16'3 x 12' \ Upvc double glazed window to front with made to measure shutters to remain, laminate flooring, radiator, power points, T.V point, feature fireplace housing log burner with timber mantle and granite hearth, cabinets adjacent to the fireplace with display shelving above, thermostat control, double doors leading to:

Dining Room 15'6 x 9'3 \ Upvc double glazed french doors leading to rear garden, laminate flooring, radiator, power points, storage cabinets, wall light points, open to:

Kitchen 20'4 Plus Recess x 8'5 \ Stunning fitted kitchen comprising double bowl sink and drainer unit with moulded drainer and mixer tap inset into range of Quartz worktops with high gloss cupboards and drawers beneath and matching eye level units, Quartz splashbacks, integrated dishwasher, inset Neff induction hob with Faber extractor above, integrated wine chiller, integrated Neff double ovens, space for American style fridge/freezer, power points, USB charging points, tiled flooring with underfloor heating, smooth plastered ceiling with inset spotlights, upvc double glazed window to rear, upvc double glazed door to side leading to garden, doors to utility and ground floor w.c.

Utility Room \ Tiled flooring, power points, space and plumbing for washing machine and tumble dryer, extractor, smooth plastered ceiling with inset spotlights.

Ground Floor W.C \ Modern two piece suite comprising push button w.c, vanity wash basin with chrome mixer tap and





storage below, tiled flooring, shaver point, tiling to two walls, smooth plastered ceiling with inset spotlights, extractor.

Landing \ Fitted carpet, smooth plastered ceiling, loft access hatch with drop down ladder (we understand is boarded and houses combination boiler), doors to accommodation off.

Bedroom One 14'11 x 9'8 Plus Recess \ Upvc double glazed bay window to front with made to measure shutters to remain, fitted carpet, power points, radiator.

Bedroom Two 15'7 x 9'4 \ Upvc double glazed window to rear, fitted carpet, power points radiator.

Bedroom Three 12' x 8'4 \ Upvc double glazed window to rear, fitted carpet, radiator, power points.

Bathroom 8'5 x 8'1 \ Luxury four piece suite comprising large walk in shower unit with shower over, low flush w.c, pedestal wash basin, free standing claw foot bath with separate handheld attachment, fully tiled to shower surround and half tiled to remaining walls, tiled effect flooring, upvc obscure double glazed window to front with made to measure shutters to remain, smooth plastered ceiling with inset spotlights, radiator, extractor.

Rear Garden \ A beautifully landscaped rear garden measuring approximately 90ft in depth. Commencing with large expanse of patio providing outside seating/entertaining facility, the remainder is mainly laid to established lawn with further patio to far rear (ideal space for construction of cabin/outbuilding etc. with electrical cable already installed to the rear of the garden), fencing to borders, outside tap, rear timber gate providing access to shared access walkway.

Front Garden \ Block paved driveway providing off street parking for two vehicles.











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Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take.

The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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