



FOR SALE

**Kensington Road,
Southend-On-Sea SS1 2TA**

Guide Price £400,000 Freehold Council Tax Band - D

3  2  2  1334.73 sq ft

- End Terrace House
- Three Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen
- Bathroom & Ground Floor WC & Shower Room
- Detached Garage & Off Street Parking
- Large Rear Garden
- Convenient for C2C Rail Station
- Short Walk to Southchurch Park & Seafront
- No Onward Chain

Selling & letting all types of property in Chalkwell,
Westcliff, Leigh, Southend and the surrounding areas.

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Description

GUIDE PRICE £400,000 - £425,000

Deceptively spacious three bedroom end of terrace house, full of character, and offered with no onward chain. This charming property offers large, bright rooms with high ceilings throughout with decorative features complimenting modern upgrades. Two good size reception rooms, contemporary fitted kitchen and shower room to the ground floor with three bedrooms and five piece family bathroom to the first floor.

Externally there is a great size attractive mature rear garden, detached garage to the side and paved frontage for off street parking. This fantastic property is fitted with a warm air heating system and double glazed throughout.

Located in a popular area just a short stroll from Southchurch Park and seafront, easy access to the rail station and close to many amenities. Viewing is highly advised.

Measurments

Lounge - 15'8 x 13'8 (4.78m x 4.18m)
Dining Room - 20'11 x 12'1 (6.37m x 3.68m)
Kitchen - 16'7 x 11'9 (5.06m x 3.57m)
Bathroom - 9'2 x 7'10 (2.80m x 2.38m)
Bedroom 1 - 15'8 x 11'5 (4.78 x 3.49)
Bedroom 2 - 13'1 x 12'9 (3.98m x 3.88m)
Bedroom 3 - 9'1 x 8'2 (2.77m x 2.50m)

Entrance

Glazed double doors into entrance porch with further stained glass door into hallway. Fitted carpet, dado rail, coving, inset spotlights, stairs to first floor with under stair cupboards and doors to all rooms.

Lounge

Glazed door into the lounge to the front aspect with double glazed bay window and double glazed window to side aspect, wooden floor, coving and ceiling rose.

Dining Room

Extended dining room to the rear aspect with two double glazed windows to the side aspect, full length obscure double glazed window to side and double glazed sliding doors. Fitted carpet, coving, decorative fireplace and ceiling rose. Folding door to kitchen.

Kitchen

Sliding glazed door into the modern fitted kitchen with a range of wall and base units, straight edge work surfaces, glass splash backs and inset 1 & 1/4 sink with mixer tap. Integrated Neff eye level oven and microwave, hob with extractor hood, fridge freezer, dishwasher and space for washing machine. Inset spotlights, Karndean flooring, double glazed French doors to rear garden and door to shower room.

Shower Room

Three piece suite comprising WC, vanity wash hand basin and shower cubicle with glazed folding door. Tiled walls, tiled floor, heated towel rail, inset spotlights and double glazed window to rear.

First Floor

Stairs to first floor landing with fitted carpet, loft hatch, cupboard housing boiler, inset spotlights and doors to all rooms.

Bedroom 1

Bedroom with double glazed bay window to the front aspect, fitted carpet, coving, inset spotlights and fitted wardrobes.

Bedroom 2

Bedroom with double glazed window to rear, fitted carpet, inset spotlights and coving.

Bedroom 3

Bedroom with double glazed window to front and fitted carpet.

Bathroom

Five piece white suite comprising WC, bidet, vanity wash hand basin, bath with shower attachment and separate corner shower cubicle with curved glazed door. Tiled floor and walls, two double glazed windows, inset spotlights and chrome heated towel rail.

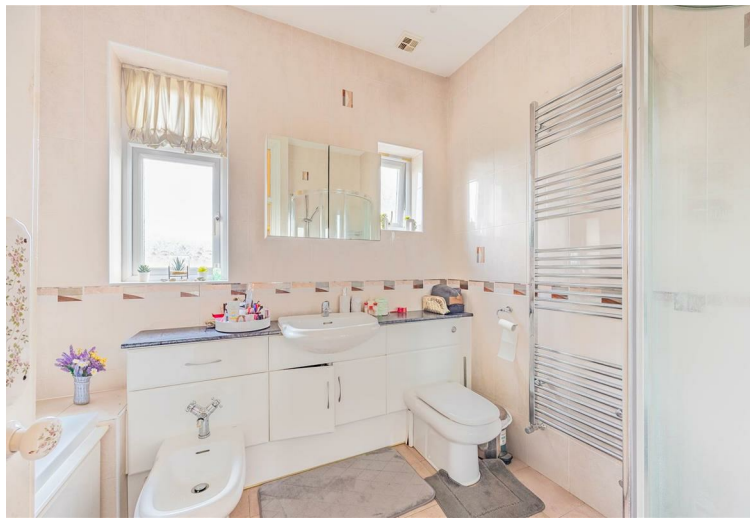
Rear Garden

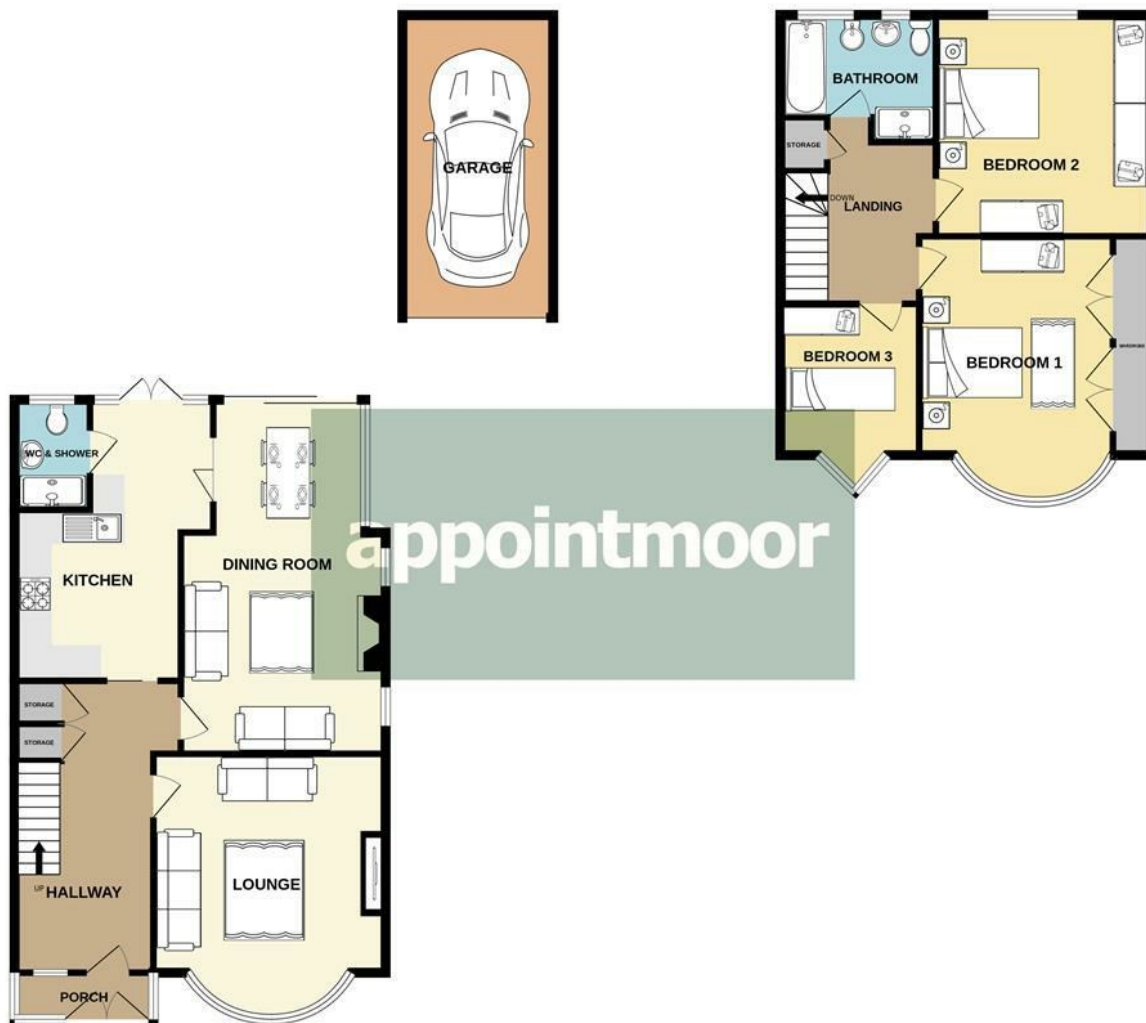
Steps down from the kitchen into the large rear garden with patio and lawn areas, mature shrubbery, timber fencing and garden shed. Access to the detached garage and gated side access to front.

Garage & Parking

Paved frontage for off street parking of several vehicles and detached garage to the rear aspect.







Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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