



FOR SALE

Thornford Gardens, Southend-On-Sea SS2 6PU

Offers Over £400,000 Freehold Council Tax Band - A

4  2  2  1022.00 sq ft

- Perfect For Investors Or First Time Buyers
- Ground & First Floor Flats
- Freehold to Building Included
- Ground Floor 2 Bedroom Flat
- First Floor 2 Bedroom Flat
- Communal Garden to Rear
- Off Street Parking to Front
- No Onward Chain
- Great Location
- Tenants Currently In Both Properties

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

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Description

SEMI-DETACHED HOUSE ARRANGED AS TWO FLATS

Communal garden to rear and off street parking to front aspect. Freehold to building included. Located conveniently for Southend Airport, rail station and retail park, A127 and local amenities.

Ground floor flat has two bedrooms, lounge diner, kitchen and shower room.

First floor flat has two bedrooms, lounge diner, kitchen and bathroom.

Measurements

Lounge/Diner - 14'10 x 12'2 (4.53m x 3.71m)

Kitchen - 9'3 x 5'1 (2.81m x 1.56m)

Shower - 6'8 x 4'6 (2.03m x 1.37m)

Bedroom - 11'1 x 11'1 (3.38m x 3.38m)

Bedroom - 9'3 x 7'0 (2.81m x 2.13m)

Ground Floor Flat

Two bedroom ground floor flat with lounge diner, separate fitted kitchen and shower room. EPC D

First Floor Flat

Two bedroom first floor flat with lounge diner, separate fitted kitchen and three piece bathroom. EPC D

External

Communal gardens to front and rear of the property with off street parking.

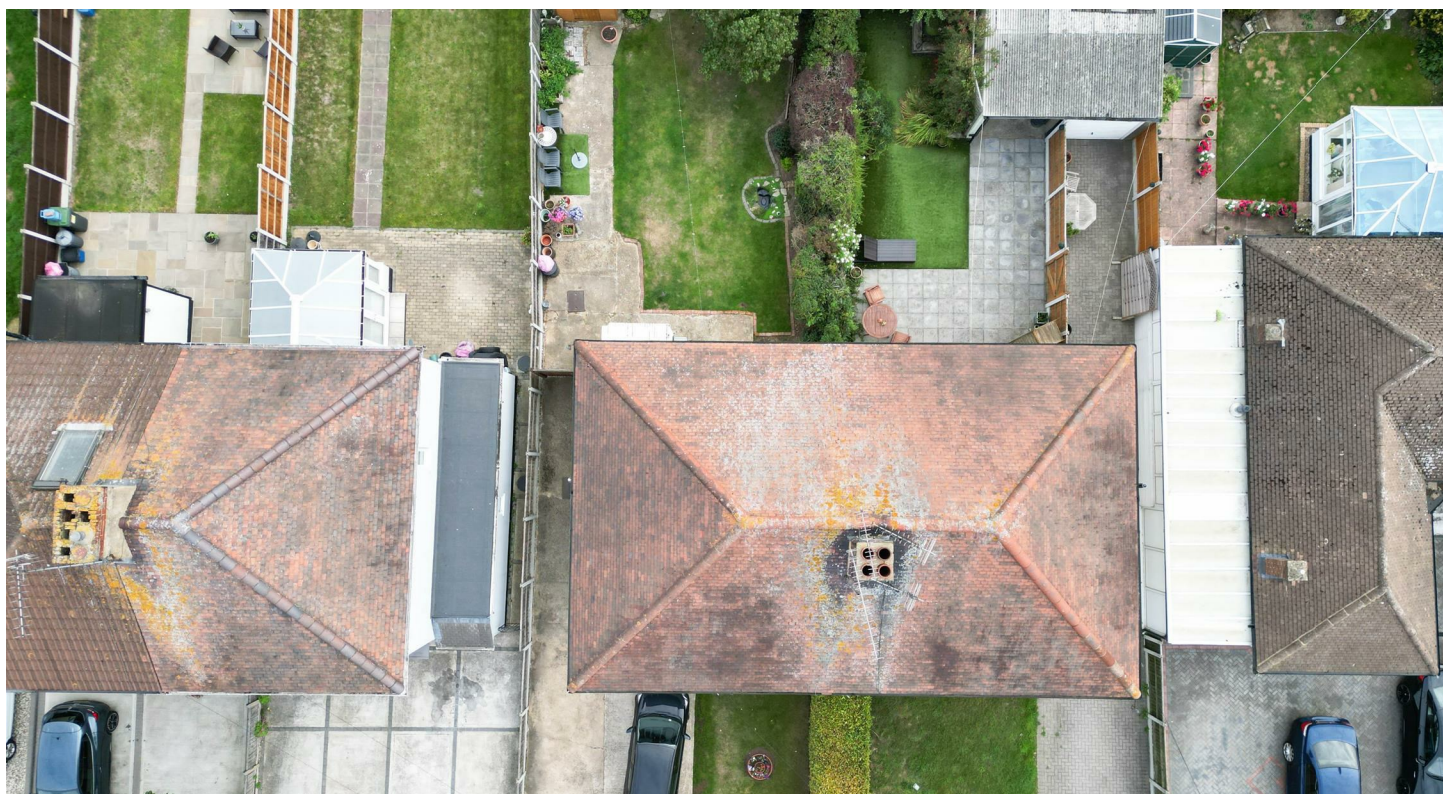
Tenure

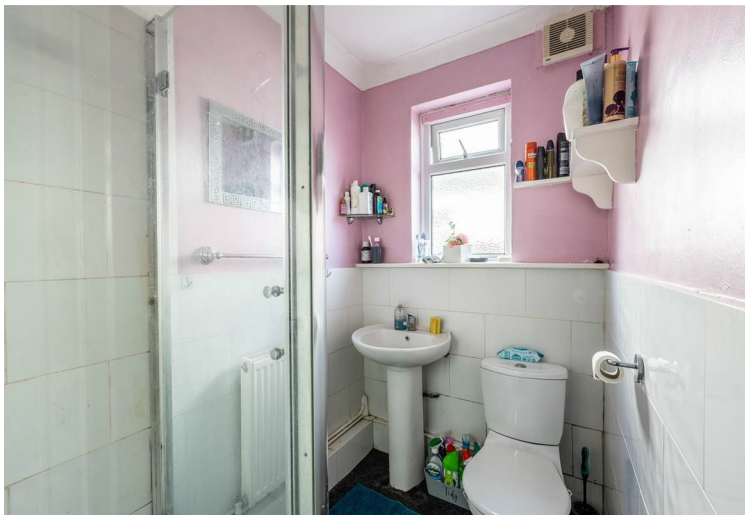
The property will be sold with full freehold.

School Catchment

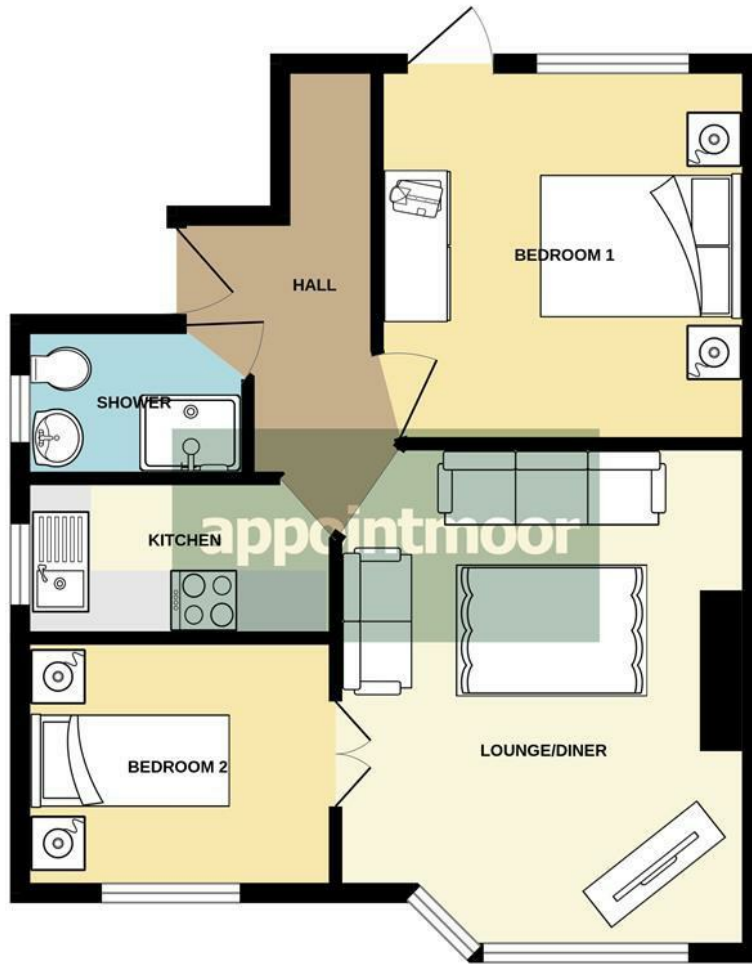
Prince Avenue Academy and Nursery

The Eastwood Academy





GROUND FLOOR



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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VIEWINGS: BY APPOINTMOOR ESTATES ONLY

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